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County of Santa Cruz
1980 GENERAL PLAN

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: July 9, 1984

TO: Interested Persons

FROM: Comprehensive Planning

SUBJECT: General Plan Updates

Discard when we receive 1984 replacement pages

Attached you will find:

1) The official 1983 General Plan Update package with replacement pages for the 1980 General Plan published copy.

2) A copy of the Board Resolution adopting Round #1 1984 revisions to General Plan policies and maps. Official replacement pages will not be published until January of 1985. Meanwhile, we will provide copies of any Board Resolutions done in 1984.



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ATTACHMENT B

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor _____
duly seconded by Supervisor _____
the following Resolution was adopted:

RESOLUTION ADOPTING THE FIRST ROUND OF 1984 AMENDMENTS
TO THE SANTA CRUZ COUNTY GENERAL PLAN
AND LOCAL COASTAL PROGRAM LAND USE PLAN

WHEREAS, the County Planning Commission has held public hearings, considered and made recommendations on the following amendments to the County General Plan and Local Coastal Program Land Use Plan:

- o Kelly/Drew Lakes Parks General Plan Amendment
- o Brook Knoll School General Plan Amendment
- o Amendments to various General Plan/Local Coastal Program policies and designations
- o Revisions to and readoption of the County's Housing Element; and

WHEREAS, Negative Declarations have been issued for the proposed amendments, in compliance with CEQA and state and County environmental review guidelines, and have been considered by the Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors has held a public hearing on the proposed amendments and has considered the staff and Planning Commission recommendations and public testimony; and

WHEREAS, the proposed amendments are consistent with all portions of the adopted County General Plan; and

WHEREAS, the proposed amendments are consistent with all components of the Local Coastal Program and are therefore in compliance with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby adopts the following amendments to the Santa Cruz County General Plan, to become effective immediately:

SANTA CRUZ COUNTY KELLY/DREW LAKES PARKS AMENDMENT SALSIPUEDES AREA

General Plan Policy Amendments

Program 4.2.121: Amend as follows:

"Create neighborhood parks at ~~Drew Lake,~~ Amesti Road at Pioneers Road, . . ."

Program 4.3.108: Amend as follows:

"Create a community recreation facility in the ~~East Lake Avenue/Interlaken~~ area south of the fairgrounds if agricultural use is phased out; if possible, this facility should be integrated with and utilize the existing fairgrounds facilities. The Rodgers and Salesian Society lands (APNs 51-441-12 and 20) west of Highway 152 should both be considered for purchase during master planning of this park."

SCOTTS VALLEY UNION SCHOOL DISTRICT APN: 67-251-01 CARBONERA AREA

General Plan Policy Amendment

Policy 2.2.2: Amend as follows:

"Allow a maximum interim density of one dwelling unit per 10 acres for new projects where individual or shared on-side wastewater disposal takes place within a primary Groundwater Recharge Area until the San Lorenzo Valley Sanitation Study or other information is completed, except for development located within the Urban Services Line served by a community sewage disposal system providing at least secondary treatment and located within and operated by a County Service Area or public services district. Require a 1 acre minimum parcel size in all other areas where on-site septic systems are used; allow variances from the 1-acre requirement based on criteria contained in County ordinances."

General Plan Map Amendment

Carbonera Land Use and Facilities Map:

Change the designation of 5.5 acres of the Brook Knoll School site (APN 67-351-01) from "Public Facilities" to "Urban Low Density Residential," in accordance with Exhibit A, attached.

SANTA CRUZ COUNTY ROUND #1 VARIOUS AMENDMENTS COUNTYWIDE

General Plan Policy Amendments

Glossary: Amend definition of "Developable Land, #3. Lakes, streams, marches, sloughs, wetlands, water areas, beaches and areas within the 100 year floodplain" as follows:

~~(If the land is served by a sanitary sewer system, density credit shall be granted for portions of the areas within the 100 year floodplain, except for land within the floodway, at the discretion of the Planning Commission and/or Board of Supervisors.)~~

"(At the discretion of the Board of Supervisors, allow a density credit of up to 50 percent of a property's acreage within the 100-year floodplain if the residential proposal is: located within the Urban Services Line, served by sewers, bordered by existing similarly developed lots, not at a density higher than the surrounding area, consistent with the character of the surrounding area, and will not increase the likelihood of downstream or upstream flooding. Exclude the portion of the property designated as floodway from density calculations.)"

Table 1-3: Add the following item to the Aptos Hills section of the Historic Resources Inventory:

"9. 7-Mile House/Freedom Station Site: 5175 Freedom Boulevard (APN 108-021-24)

Site of the original 7-Mile House, circa 1868, a road stop building with travelers rooms (possibly a stagecoach stop); it is intertwined with the history and life of local legend Charley Darkey Parkhurst."

Policy 2.3.1.12: Amend as follows:

"Establish a buffer area between agricultural and nonagricultural land uses to minimize conflicts, and require review by the Agricultural Policy Advisory Commission of proposed nonagricultural structures within 200 feet of Type 1 or Type 2 Agricultural Land to establish an appropriate setback and/or buffer. In addition, require APAC review of all land divisions adjacent to or surrounded by commercial agricultural lands for the purpose of establishing a buffer area of up to 200 feet of nondevelopable land adjacent to the commercial agricultural lands; density credit shall be given for this buffer area."

Policy 2.3.1.111: Delete this policy.

Policy 2.3.2.2: Amend as follows:

"Encourage the conservation of productive and potentially productive agricultural lands through retention of large parcels and require a minimumparcel size of 10-40 acres [based on the matrix: Section 11.4] for lands designated for agricultural use but which are not identified as Commercial Agricultural Land. Based on recommendations of the

Agricultural Policy Advisory Commission regarding buffering and compatibility with adjacent agricultural uses, and confirmation of the non-viability of the property, allow development of non-commercial agricultural lands ouside the urban Services Line to densities of 2 1/2 - 20 acres per unit [based on the matrix: Section 11.4], if the lands are within 1/2 mile of an adequate through County maintained road. If the lands are surrounded to the extent of 50 percent by lands designated Agricultural Resource (Commercial Agricultural) and/or Mountain Residential, however, then the density range shall stay at 10 - 40 AC/DU, except for projects whose application was submitted prior to 1/1/84. Inside the Urban Services Line, ~~such~~ lands declared non-viable shall also be considered as Urban Reserve [see Section 11.3] . . ."

Policy 3.4.9: Amend as follows:

". . . and will not increase the likelihood of downstream or upstream flooding."

Policy 3.5.4: Amend as follows:

"Condition approval of all new development outside the Urban Services Line, including single-family dwellings on existing parcels of record, on meeting the following fire protection standards: . . .

f) Provide, in Critical Fire Hazard Areas, on dead-end roads, and beyond the required fire response time, roof construction of fire retardant materials such as . . ."

Policy 3.5.5: Amend as follows:

"Require all new development outside the Urban Services Line, other than a single-family building permit on an existing parcel of record, to meet the following fire protection standards:

a. Location on a non-dead-end road . . . The provision of a secondary access; or location within a 5 minute fire response time of the responsible fire station within the Urban Services Line and location with access from and within 500 feet of a County maintained road; will mitigate the safety hazard brought about by location on a dead-end road. . ."

Policy 6.2.5: Amend as follows:

"Allow a broad range of commercial uses in the Community Commercial Centers that are of a communitywide scale and service area without duplication of Regional Commercial or Commercial Service uses provided for elsewhere. Allow a mix of residential and commercial uses in Community Commercial areas of up to 50% of the floor area of a development or as otherwise provided in Village Design Plans and at densities which allow good site design and commercial utilization of the property."

Policy 6.3.3: Amend as follows:

". . . Allow residential uses as incidental to commercial uses of property and up to 50 percent of the floor area of a development in the Neighborhood Commercial category."

Policy 6.4.4: Amend as follows:

". . . Allow residential uses as incidental to commercial uses of property and up to 50 percent of the floor area of a development."

Policy 6.5.3: Amend as follows:

". . . Allow residential uses as incidental to commercial uses of property and up to 50 percent of the floor area of a development."

Policy 6.5.5: Delete this policy.

Policy 6.7.7: Add this policy:

"Allow existing residential uses in commercial and industrial districts to expand up to an additional 500 square feet."

General Plan Map Amendments

Aptos:

Change the designation on the southerly portion of APN 41-321-32 (Huntington Drive) from "Urban Open Space" to "Suburban/Urban Reserve" on the Land Uses and Facilities Map, in accordance with Exhibit B, attached.

Eureka Canyon:

Change the designation on APN 107-131-46 (Brown's Valley Road) from "Rural Residential" and "Mountain Residential" to "Agriculture" on the Land Uses and Facilities Map, in accordance with Exhibit C, attached.

Add a designation as "Agricultural Resource" on the Resources and Constraints Map, in accordance with Exhibit C, attached.

San Lorenzo Valley:

Change the designation on the Land Uses and Facilities Map of the Toll House Gulch area south of Felton from "Rural Residential" to "Suburban Residential", in accordance with Exhibit D, attached, and involving the following parcels:

APN's 64-191-3,4,5,6,7,8,9,10,11,12,13,17; 64-261-2,3; 64-262-3,4,5,6,11,12,13,15,16; 64-263-7,9,10,14; 64-264-1,2,3; 64-265-2,3,4,5,6,8; 64-271-2,8,15,16,17,18,19,20,21,22,23,24,25, 30,31,32,37,39,41; 64-281-4,5,7,8,9,11,13,14,15; 64-391-11,12,13, 14,15,16.

San Lorenzo Valley:

Add the designation "Timber Resource" to APN 92-011-61 on the Resources and Constraints Map, in accordance with Exhibit E, attached.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby accepts the following amendment to the General Plan to be returned to the Board of Supervisors for further consideration following the receipt of comments from the state Department of Housing and Community Development:

SANTA CRUZ COUNTY HOUSING ELEMENT AMENDMENT COUNTYWIDE

General Plan Policy Amendments

Readopt, as an element of the County's General Plan, the Housing Element, with revisions, as previously approved in concept by the Board of Supervisors and on file with the Clerk of the Board of Supervisors.

Amend the General Plan by adopting Chapter 6 of the Housing Element to replace Section 9 of the General Plan.

Amend the reference in General Plan Exhibit O-3, General Plan Reference Documents, to read: "Housing Element, Santa Cruz County, June 1984."

BE IT FURTHER RESOLVED that the Board of Supervisors hereby accepts the following amendments to the Local Coastal Program Land Use Plan, to become effective when certified by the Coastal Commission or to be returned to the Board for further consideration if conditionally certified or if not certified by the Coastal Commission:

SANTA CRUZ COUNTY ROUND #1 1984 VARIOUS AMENDMENTS COUNTYWIDE

Local Coastal Program Land Use Plan Policy Amendments

Policy 3.4.7: Amend as follows;

". . . and will not increase the likelihood of downstream or upstream flooding."

Policy 3.6.3: Amend as follows:

"Require the following of all new development, including land divisions, outside of the Urban Services Line:

a. Post house numbers
b. Provide adequate water . . .
c. Clear the area within 30 feet . . .
d. Provide adequate smoke detectors
e. Locate building sites outside of designated critical fire hazard areas wherever possible.
f. Provide, in critical fire hazard areas, on dead-end roads, and beyond the required fire response time, roof construction of fire retardant materials."

Page 6 of Resolution No. _____

Policy 3.6.4: Amend as follows:

"Require all development outside the Urban Services Line, including land divisions but not including a single-family building permit on an existing parcel of record, to meet the following criteria:

a. Location on a non-dead-end road . . .

b. Location within a 20 minute response time from the responsible fire station . . .

c. Location of building sites outside of designated critical fire hazard areas . . ."

Policies 7.1.13, 7.1.15, 7.1.20, 7.1.33: Add:

". . . Allow residential uses as incidental to commercial uses of property and up to 50 percent of the floor area of a development."

Policy 7.1.22(a): Add the following to:

1. . . . "greenhouses, new and additions, and additions to mushroom farms and other agriculture within structures, up to 20,000 square feet per year"

2. . . . "greenhouses, new and additions, of over 20,000 square feet, and new mushroom farms or other agriculture within structures."

SANTA CRUZ COUNTY HOUSING ELEMENT AMENDMENT COUNTYWIDE

Local Coastal Program Land Use Plan Policy Amendment

Amend the Local Coastal Program Land Use Plan by adopting Chapter 6 of the Housing Element to replace Section 9 of the Local Coastal Program Land Use Plan.

Page 7 of Resolution No. _____

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, on this 12th day of JUNE, 1984, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ABSTAIN: SUPERVISORS

_____
Robley Levy, Chairperson

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

_____
County Counsel

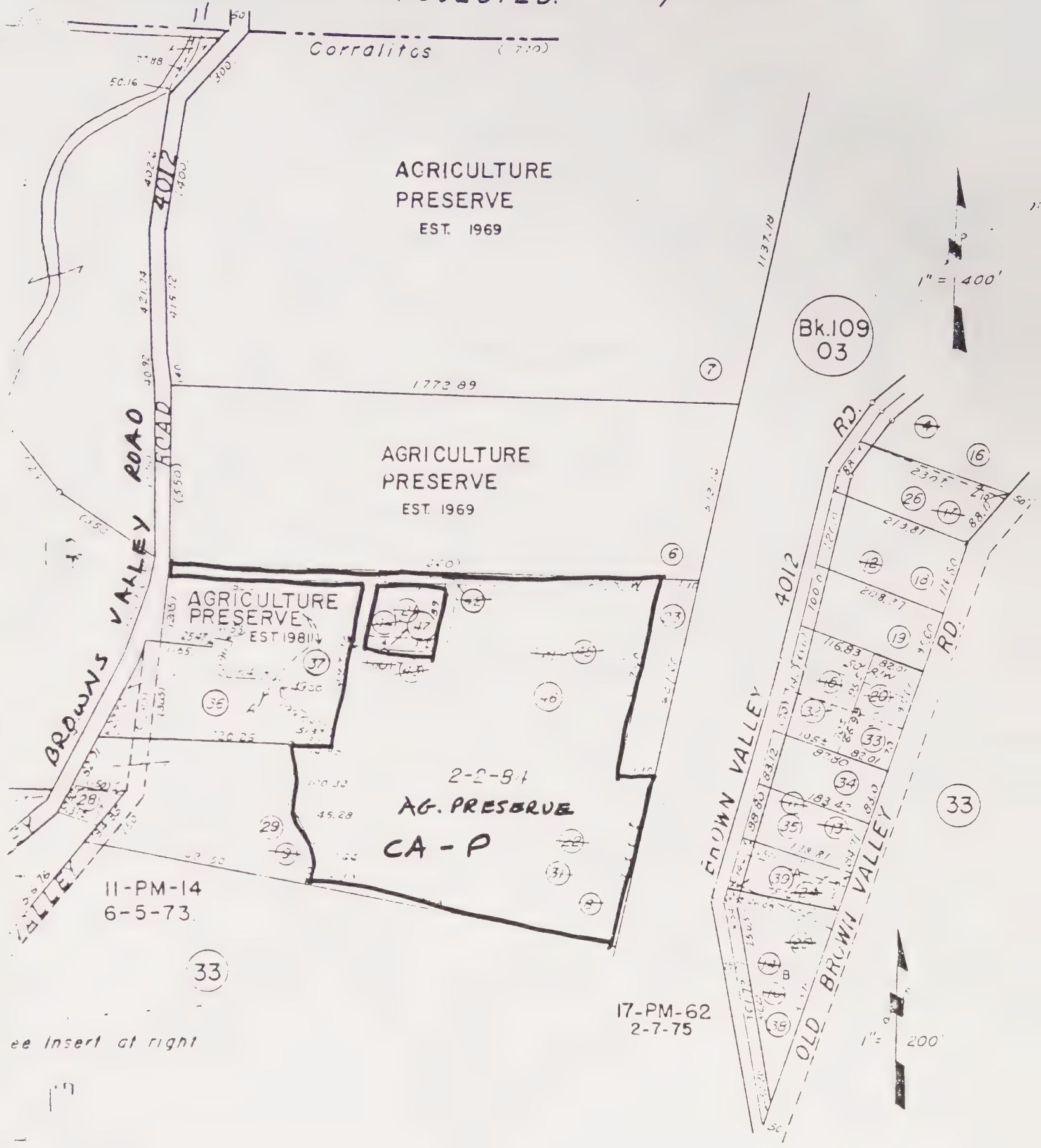
DISTRIBUTION: Planning
Coastal Commission
County Counsel
Environmental Health
Clerk of the Board

LOS CORRALITOS

EXHIBIT C

B/S RES. NO. 243

S. 6, T11S., R.2E., M.D.B. & M. PROJECTED.



See Insert at right

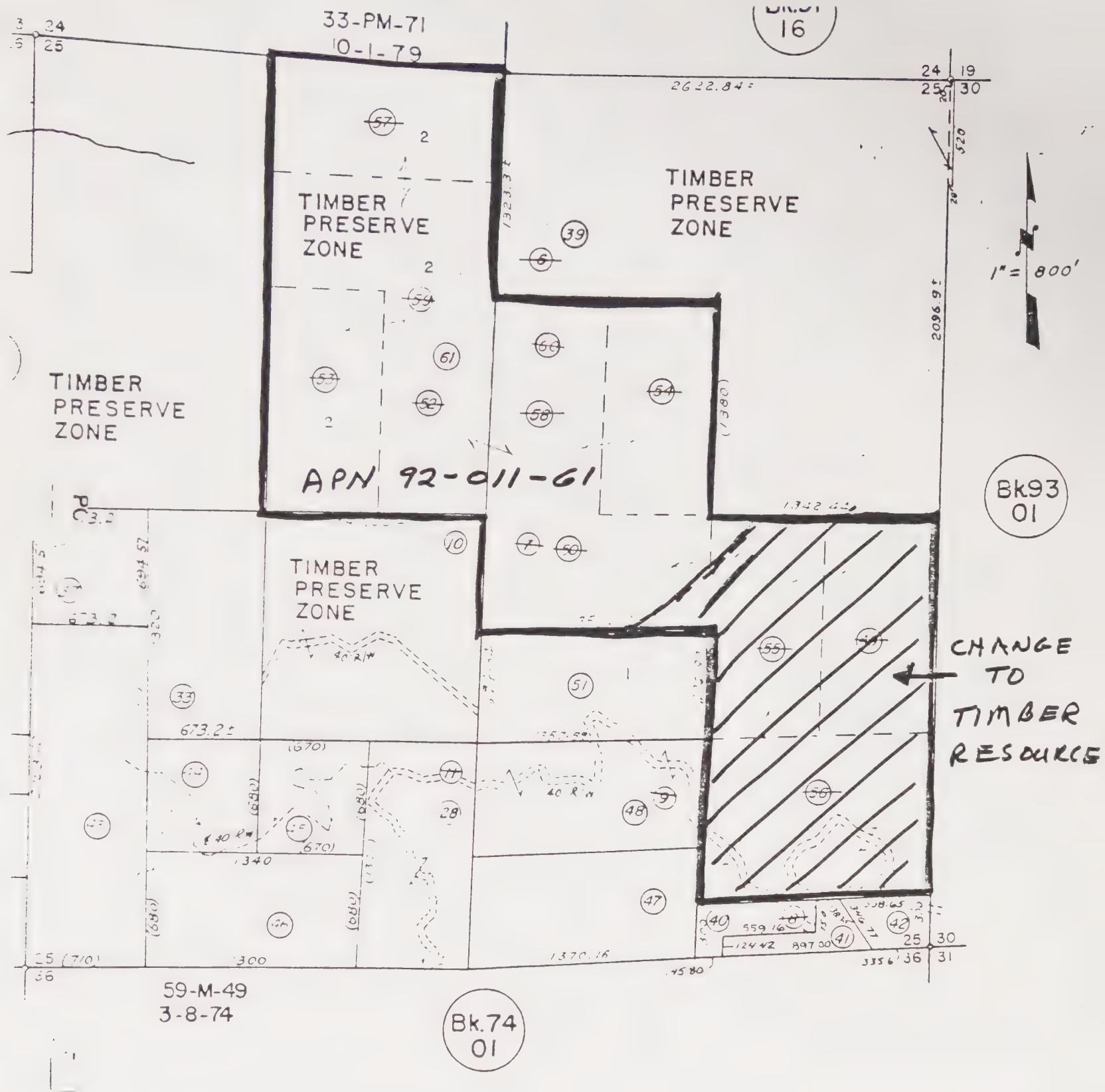
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 107-13
County of Santa Cruz, Calif.
Apr. 1954


EXHIBIT D
B/S RES. NO. 254
AREA TO BE DESIGNATED
SUBURBAN
(CHANGE FROM RURAL RESIDENTIAL)
REDWOOD
RD.
REDWOOD
PL
DR.
RD.
LAKEVIEW
MCKEE
RD
SILVIAN
WY
TOLL HOUSE
GULCH
GLENCARRY
RD
SPRING
LN
FAIRFRONT
DR
RINCON
RD
50' R/W
20' R/W
SAN LORENZO
RIVER
HIGHWAY 9
BIG TREES
RD
DR.
Gulch
S.P.R.R.
River
N
1"=100'
45

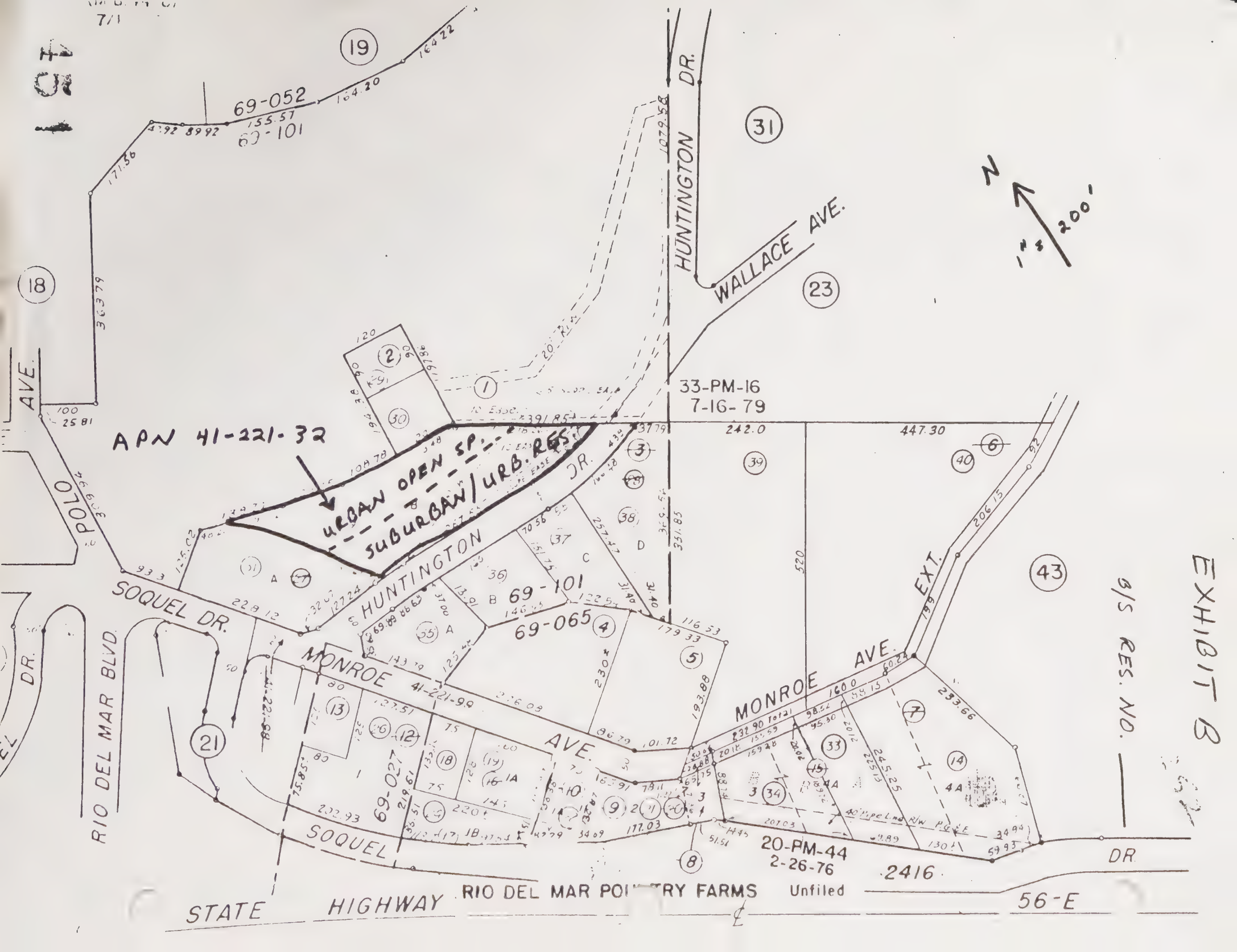
T 9 S., R.2W., M.D.B.&M.

EXHIBIT E
B/S RES. NO. _____



Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 92-01
County of Santa Cruz, Calif.
June 1953

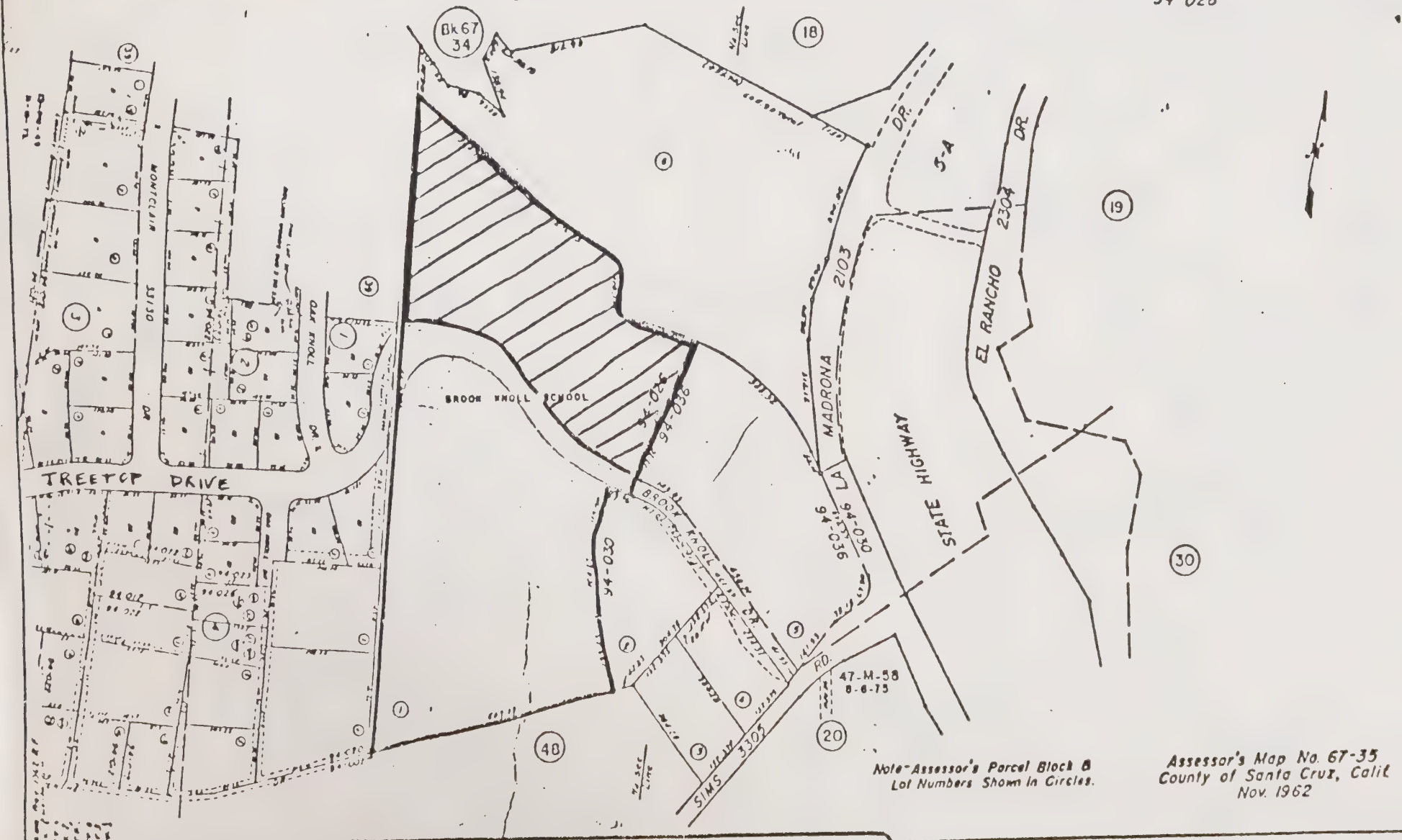

APN 41-221-32
URBAN OPEN SP.
SUBURBAN/URB. RES.
33-PM-16
7-16-79
20-PM-44
2-26-76
69-052
69-101
69-065
69-027
HUNTINGTON DR.
WALLACE AVE.
HUNTINGTON
SOQUEL DR.
MONROE AVE.
MONROE AVE. EXT.
POLO AVE.
RIO DEL MAR BLVD.
SOQUEL
STATE HIGHWAY
RIO DEL MAR POULTRY FARMS
Unfiled
2416
56-E
B/S RES. NO. ____
EXHIBIT B
N
1" = 200'

FOR TAX PURPOSES ONLY

POR. CARBONERO RANCHO
N.½ SEC. 36, T. 10 S., R. 2 W., M.D.B.&M. PROJECTED

Tax Area Code
94-036
94-030
94-026

6.1



Note-Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 67-35
County of Santa Cruz, Calif
Nov. 1962

EXHIBIT A
PROPOSED GENERAL PLAN AMENDMENT

▨ PUBLIC FACILITIES TO SUBURBAN / URBAN RESERVE

EXHIBIT A
RES. NO. _____



County of Santa Cruz
1980 GENERAL PLAN

ADOPTED SEPTEMBER 20, 1980
BOARD OF SUPERVISORS RESOLUTION 607-80

Chairman: Pat Liberty
Dan Forbus
Marilyn D. Liddicoat
Chris Matthews
Gary A. Patton

APPROVED MARCH 27, 1980
PLANNING COMMISSION RESOLUTION 23-80

Chairman: D.W. Gotthold
John Dixon
I.H. Eberly
Charles Rowe
Celia Von der Muhll

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Al Schadel
Housing Advisory Commission
Parks and Recreation Commission
Water Advisory Commission

An environmental assessment document has been prepared for this General Plan entitled Initial Study - General Plan Revision Program, Santa Cruz County, July 29, 1980. The environmental assessment identified a number of mitigation measures which were incorporated in the General Plan during the adoption process to avoid potential adverse impacts. A Negative Declaration for the General Plan was issued on August 19, 1980. The environmental assessment and the Negative Declaration are on file and available at the Santa Cruz County Planning Department.

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INTRODUCTION

ENVIRONMENTAL SETTING

Santa Cruz County is the second smallest county in California, containing a total of 282,240 acres (441 square miles), located between the San Francisco Bay Area and Monterey Peninsula. The County supports an estimated 1980 population of 175,500, and has an adopted 1979-1990 growth rate target of 2.1 percent which will result in a 1990 population of 218,500.

The topography of the County is diverse in character, containing such features as the Santa Cruz Mountains in the north and northeast, the mid-County coastal terraces where a large portion of the County's population is located, and the alluvial south County which is predominately in agricultural use. The County is divided into urban and rural areas, as defined by an Urban Services Line. This division serves to direct a large share of the County's growth into the urban areas, assuring the availability of services for future growth and preservation of the character of the rural portion of the County.

Urban concentrations of development within the County are located within the four incorporated cities of Scotts Valley, Santa Cruz, Capitola and Watsonville; and in the unincorporated areas of Live Oak, Soquel, Aptos, La Selva Beach, and Freedom within the Urban Services Line; and Felton, Ben Lomond, and Boulder Creek outside the Urban Services Line.

Santa Cruz County contains a diverse economy of service industries, agriculture and manufacturing. The dominant economic activities are centered in the agricultural and food processing of the south County and in service and tourism in the north County region. Other economic activities include quarrying, forestry, wood products, fishing and other manufacturing. Two major educational institutions, Cabrillo Community College and the Santa Cruz campus of the University of California are located in mid- and north County areas respectively.

Having a spectacular coastline, accessible beaches, and wooded mountains all in proximity to several northern California metropolitan areas, Santa Cruz County is an important vacation and recreation area. Within its borders are several state parks and a number of state beaches.

Five major state highways connect Santa Cruz with adjacent counties. Highway 1 leads along the coast from San Francisco south to the Cities of Santa Cruz, Capitola, and Watsonville and then on to Monterey. Highways 9 and 17 traverse the County from the City of Santa Cruz across the Santa Cruz Mountains into Santa Clara County. Highways 129 and 152 join the City of Watsonville with neighboring Santa Clara County. The Southern Pacific Railroad provides freight service to the Pajaro Valley and the coastal part of the County and extends into the San Lorenzo Valley. Two small airports accommodating private planes are located at Watsonville and Scotts Valley.

Population growth pressures created by a jobs-to-housing imbalance in nearby Santa Clara County, as well as the natural attractiveness of the County as a place to live, have caused the County to grow at one of the fastest rates in the state. The ability of the County to provide adequate services, especially water, to the present and future residents, the provision of affordable housing, the preservation of the County's environmental quality, and the pressures for conversion of agricultural lands to urban uses are four of the most pressing issues of the 1980s.

PLANNING HISTORY

Santa Cruz County's first comprehensive General Plan was prepared in the late 1950s and adopted in 1961. At that time, the County's population was 82,000, and the 1985 projected population was 200,000. The 1961 plan showed urban development along the coastal terrace and around the City of Watsonville, with rural development extending into portions of the foothills and mountains. Large areas were designated for Commercial Recreation and Farming, allowing for development of private recreational facilities such as camps, conference centers and resorts. Also large portions of the County in the mountains along the Summit/Skyline ridge and in the north coast area were set aside as "conserved" areas to be afforded full protection from any uses that would harm their natural character.

Resource planning in the County advanced in 1969, with the adoption of the County's Master Plan for Water Development, 1968-2020, which identified a series of potential reservoir sites and water facilities to serve the County's water needs. In 1973, the County adopted the Parks, Recreation and Open Space (PROS) Plan providing extensive inventories of County resources and policies for protection as well as development of these resources. That plan served as the Recreation, Open Space, and Conservation elements to the County General Plan. A series of other functional elements to the General Plan, as required by state law, were adopted starting in 1969, including the Housing, Seismic Safety, Fire Safety, Noise, and Scenic Highways Elements.

In the 1960s, the County adopted several area plans which later were updated and replaced in the 1970s by a series of Area General Plans. The eight recent area plans that were adopted in the County cover the planning areas of Bonny Doon, San Lorenzo Valley, Live Oak, Soquel, Aptos, La Selva, Pajaro Beach, and Pajaro Valley.

In 1978, Santa Cruz County voters adopted a ballot referendum (Measure J) which called for a comprehensive growth management system, including population growth limits, the provision of affordable housing, preservation of agricultural lands and natural resources, and the retention of a distinction between urban and rural areas. A series of reports and ordinances were subsequently adopted by the County to implement this ballot referendum.

The 1980 General Plan Revision program represents a major integration and consolidation of existing planning policy in the County. This revised General Plan brings together the land use policies of the County previously found in the countywide General Plan and its various functional elements, the several Area General Plans, and other planning documents, resolutions and County ordinances. In addition, the plan includes new Housing and Transportation Elements and energy policies, and revised General Plan maps prepared

to a consistent format and set of mapping designations. In this process, the boundaries of previous planning areas were changed to correspond to the 1980 Federal Census Tracts, establishing a basis for future data collection and analysis. It is intended that this General Plan will provide a comprehensive and consistent set of policies to guide both public and private conservation and development actions as the County enters the decade of the 1980s.

AUTHORITY AND PURPOSE

Authorization for the General Plan is derived from California Planning and Zoning Law (Section 65300 et seq. of the Government Code). This law requires adoption of a comprehensive long-term general plan for the physical development of a county, and describes the various elements that may be included. Certain elements are required by law, such as land use, housing, circulation, seismic safety, conservation and open space, noise, scenic highways, safety; others, such as energy and historical preservation elements, may be added according to the needs of the County. A table at the end of this introduction indicates the chapters which address the issues of the required General Plan elements [See Exhibit 0-1].

The purpose of the General Plan is to set policies to guide future growth and development in a manner consistent with the goals and quality of life desired by Santa Cruz County citizens. These policies become the basis for all decisions related to the use of land and future expansion of the community. They also provide the basis for programs such as zoning and subdivision regulations, capital improvement programs, and housing and redevelopment programs.

PREPARATION AND REVISION

The General Plan is drafted by the Planning Department and Planning Commission for adoption by the Board of Supervisors. Citizen input is an important part of this process in formulating basic goals and participating in public hearings held both before the Commission and Board. The plan expresses the type of physical and social environment sought by the citizens of the community, and provides technical knowledge about the County's resources and environmental constraints so that development may be directed in an orderly manner.

The General Plan should not be considered the end product of planning, rather it is the framework for future and more detailed efforts. To remain relevant and responsive to a growing and changing community, the General Plan should be updated at least every three to five years. In addition to countywide updates of the plan, property owners may initiate property-specific General Plan amendments; such amendments can be made three times each year.

An Annual Report shall be published each year detailing all amendments to the General Plan which have been adopted during the prior year. The General Plan should be maintained in a loose-leaf format in order to facilitate incorporation of textual and map amendments as they occur.

GENERAL PLAN GOALS

The following goals form the basis for the Santa Cruz County General Plan.

Natural and Cultural Resource Protection

To ensure the protection of area, threatened, and other natural and cultural resources that are worthy of preservation because of their scarcity, scientific value, aesthetic quality or cultural significance.

To retain the scenic, wooded, open space and rural character of Santa Cruz County; to provide a natural buffer between communities; to prevent development in naturally hazardous areas; and to protect natural resources.

Natural Resource Conservation and Utilization

To provide for the conservation and environmentally sound and orderly economic use of renewable and nonrenewable natural resources in Santa Cruz County while minimizing impacts to adjoining land uses.

To encourage the productive utilization of the area's natural resources to provide employment and income for Santa Cruz County residents.

Public Health and Safety

To protect human life and private property and to minimize public expenses by preventing inappropriate use and development in those areas which, by virtue of natural dynamic processes, present a potential threat to the public health, safety and general welfare.

To prevent degradation of the environment and provide a high quality of life by controlling the adverse effects of the proceses of urbanization and human activities.

Parks and Recreation

To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all age and economic segments of the County population with the primary emphasis on needed recreation facilities and programs for local residents.

Residential Land Use

To preserve areas for primarily residential use in locations protected from noise, congestion, hazards, and other objectionable influences of nonresidential land use; and to establish a variety of residential land use categories and dwelling unit densities consistent with public health and safety and which provide a choice of diversified housing opportunities.

To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resource heritage of the County and that do not impair the natural environment.

To achieve patterns of residential settlement that are compatible with the availability of required public facilities and services.

Commercial and Industrial Land Use

To provide adequate facilities to meet the shopping, service, and basic employment needs of County residents and area visitors in a manner compatible with adjacent residential development, public facilities, natural resource protection, environmental quality and high standards of urban design.

To contain commercial and industrial uses in designated areas, avoiding new freeway oriented development and new strip commercial uses, to minimize impacts on residential areas, adjacent roads and property, and on the scenic setting of the County.

To provide for a mix of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level.

To actively promote Santa Cruz County as a location for light, clean, nonpolluting industry to provide employment for County residents.

Community Facilities

To provide for the health, safety, and welfare of County residents through the provision of adequate community services and infrastructure to support the existing and planned levels of development in the County.

To spread the costs of needed public services equitably among present and future residents and others who benefit.

To strive for cooperation among the multiple jurisdictions responsible for supplying services in the County.

To ensure that development within the Urban Services Line proceeds at a pace consistent with the provision or acquisition of urban services and amenities.

To ensure that all areas of the County remain attractive and healthful places to live by the provision of amenities such as recreation, schools, and libraries adequate to meet the needs of the population.

Community Design and Amenities

To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity to protect open space for its aesthetic, recreational and environmental values, to foster high quality residential areas as pleasant and socially constructive areas in which to live, and to enhance the quality of residential, commercial and industrial development to achieve an aesthetic and functional community.

Housing

To promote a decent home and a suitable living environment for all County residents, with significant efforts to increase the supply of housing affordable by low and moderate income households, particularly the young, elderly, farmworkers, handicapped, and large family households.

To maintain and improve, by public and private means, as available, the physical condition of the existing housing stock.

To ensure that all County residents have equal housing opportunity.

To maintain the desirable character of existing residential communities.

Transportation

To provide a safe, efficient, energy-conserving, convenient, comfortable, economical, coordinated and healthful transportation system for all people and goods in a manner consistent with the community's ability to pay and which promotes the wise and prudent use of all our resources, particularly our energy and clean air resources.

Plan Implementation

To provide a clear statement of County policies as a basis for coordinated planning and development, and to maintain an updated, relevant plan which reflects a synthesis of community and countywide interests and participation.

To provide guidance relative to the character, location, amount and timing of future development in the County so as to protect the public health, safety, and welfare, maintain environmental quality, enhance the economic health and ability to provide public services of the County, and protect and preserve the character and quality of life of the County's communities.

FORM AND CONTENTS

The General Plan document has three basic parts: the written policies; the mapped land uses, facilities, resources and constraints; and the many technical reference documents which provided the background information leading to the plan's development.

The written portion of the plan consists of eleven chapters, each addressing a specific subject area. This portion of the plan constitutes the operative land use policies of the County and supersedes the policies found in the reference documents. The text is written in the form of goals, objectives, policies and programs. Goals are general statements formulated in light of identified issues and problems. Objectives are specific statements denoting measurable ends to be reached or achieved in the pursuit of goals. Policies are definitive guidelines to shape the day-to-day decisions and actions in order to achieve the stated goals and objectives of the plan. Programs are similar to policies except they represent the commitment of specific effort and resources in an organized manner to accomplish the intended objectives.

The map portion of the General Plan consists of thirty separate maps. The County has been divided into fifteen planning areas for purposes of preparing the General Plan maps. These fifteen planning areas are indicated on the attached map; boundaries generally follow 1980 Census Tracts in order to facilitate future data analysis [See Exhibit 0-2]. Two maps are used to represent each planning area: A Land Uses and Facilities Map, and a Resources and Constraints Map. Both maps must be consulted in order to determine the development potential for any particular property. The specific conservation and development policies which apply to any particular area or property are determined by reviewing the policies in the General Plan text which apply to the specific map designations for the given location. Taken together, these policies will determine the allowable use and development desnity allowed for a property.

The third part of the General Plan is the technical background or reference documents identified in the list at the end of this introduction [See Exhibit 0-3]. These documents include the 1961 General Plan and the various countywide General Plan Elements, the various Area General Plans, and other planning documents which form the basis of the County's land use policy. All of these documents are included as a part of this General Plan by reference and are available through the County Planning Department. These documents provide the data and analysis which have led to the formulation of the General Plan; they are intended to be used for their technical information and support of the General Plan policies and programs. Although the documents are of value for interpretation and understanding, their policy content is superseded by this consolidated General Plan, except for the two specific plans: the Aptos Village Community Design Framework, and the San Lorenzo River Watershed Management Plan. The policies of these latter two plans serve as a further definition and refinement of the countywide General Plan policies for specific areas and should be considered as Specific Plans implementing and consistent with this General Plan.

INTERPRETATION

Although every effort has been made to clarify written policies and clearly map land uses, resources, and constraints, the necessity of interpreting such policies and mapped designations will occur from time to time. When such interpretations are necessary, the Planning Commission is charged with the responsibility for the review and interpretation of the General Plan (with right of appeal to the Board of Supervisors). Should need for interpretation arise, the Planning Department staff should be consulted and the matter will be referred to the Planning Commission where necessary.

Because of the scale of the General Plan maps and the detail and accuracy of the source data, it is not always possible to show precise boundaries; and actual conditions on specific properties may not coincide with the mapped designation. Interpretation of land use boundaries is dependent on environmental resources, physical hazards, road access, and adequacy of public facilities and services. The application of specific resource and constraint policies [See Sections 1, 2, & 3] is dependent on the actual occurrence of the resource or hazard on the property or in the area of development. Information developed on a project or a site specific basis may, therefore, be

utilized in interpreting and applying this General Plan. [A list of Resources and Constraints Mapping source documents is provided in Exhibit 0-4. Many of these sources were updated during the General Plan adoption process either by additional staff research or by Planning Commission and Board of Supervisors' action.]

LOCAL COASTAL PROGRAM

In response to the California Coastal Act of 1976, the County has prepared and adopted a Local Coastal Program Land Use Plan for the Coastal Zone of the County. This Land Use Plan was certified by the California Coastal Commission on January 12, 1982. As a part of the implementation of the Land Use Plan, the plan was adopted on November 16, 1982 as an element of the County General Plan to be effective in the unincorporated portion of the Coastal Zone of Santa Cruz County, and thereby amending the previous General Plan land use, resource and constraint maps and taking precedence over General Plan policies where the Local Coastal Program policies are more stringent. The Local Coastal Program Land Use Plan is published as a separate companion volume to the General Plan.

EXHIBIT O-1: RELATIONSHIP BETWEEN CHAPTERS IN THE GENERAL PLAN AND REQUIRED GENERAL PLAN ELEMENTS

REQUIRED GENERAL PLAN ELEMENT	CHAPTER(S) WHICH COVER ELEMENT ISSUES										
	1	2	3	4	5	6	7	8	9	10	11
LAND USE	X	X	X	X	X	X	X	X	X	X	X
CIRCULATION										X	
HOUSING					X			X	X		
CONSERVATION	X	X	X			X	X	X			X
OPEN SPACE	X	X	X	X				X			X
SEISMIC SAFETY	X		X								X
NOISE			X			X					
SCENIC HIGHWAYS	X										
SAFETY			X								X

EXHIBIT 0 - 2

Santa Cruz County
GENERAL PLAN AREAS
1980



EXHIBIT 0-3: GENERAL PLAN REFERENCE DOCUMENTS

Air Quality Plan for the Monterey Bay Region, Association of Monterey Bay Area Governments, December 1978.

Aptos Area General Plan, Santa Cruz County, October, 1974.

Aptos Village, Community Design Framework, Santa Cruz County, December 1978.

Bonny Doon Area General Plan, Santa Cruz County, December 1974.

County General Plan - 1985, Santa Cruz County, September 1961.

Energy Policies and Programs, Technical Appendix, Energy Action of Santa Cruz County, March 1980, including Energy Use and Opportunities for Conservation in Santa Cruz County, 1978.

Fire Safety Element, Santa Cruz County, March 1978.

Fire Safety Element Amendment, Santa Cruz County, April 1979.

Growth Management, Biotic Resources Technical Appendix, Santa Cruz County, November 1977.

Growth Management Economic Report, Santa Cruz County, January 1978.

Growth Management Environmental Report, Santa Cruz County, December 1977.

Growth Management - Growth Trends Report, Santa Cruz County, November 1977.

Growth Management Housing Report, Santa Cruz County, January 1978.

Growth Management Options Report, Santa Cruz County, March 1978.

Growth Management System, EIR, Duncan & Jones, July 1979.

Growth Management Urban Services Report, Santa Cruz County, January 1978.

Housing Element, Santa Cruz County, May 1980.

La Selva Area General Plan, Santa Cruz County, September 1974.

Live Oak Area General Plan, Santa Cruz County, May 1978.

Live Oak Area General Plan Amendment, Santa Cruz County, December 1979.

Live Oak Area General Plan Environmental Impact Report, Santa Cruz County, January, 1978.

Local Coastal Program Land Use Plan, Public Hearing Draft, Santa Cruz County, January, 1981.

Master Plan for Water Development, 1968-2020, Creegan & D'Angelo-McCandless, June 1968.

Noise Element, Santa Cruz County, March 1978.

Noise Element Technical Appendix, Santa Cruz County, June 1980.

Pajaro Beach Area General Plan, Santa Cruz County, December 1974.

Pajaro Valley Area General Plan, Santa Cruz County, June 1972.

Parks, Recreation and Open Space Plan, Santa Cruz County, June 1972.

Regional Transportation Plan, Santa Cruz County Transportation Commission, April 1975, with 1978 update.

San Lorenzo River Watershed Management Plan, Santa Cruz County, December 1979.

San Lorenzo Valley Area General Plan, Santa Cruz County, October 1974.

Scenic Highway Element, Santa Cruz County, March 1978.

Seismic Safety Element, Santa Cruz County, August 1975.

Solid Waste Management Plan, Santa Cruz County, 1977.

Soquel Area General Plan, Santa Cruz County, December 1973.

Transportation Element, Santa Cruz County, May 1980.

EXHIBIT 0-4: GENERAL PLAN RESOURCES AND CONSTRAINTS MAPS REFERENCES/SOURCES*

Riparian Corridors: United States Geological Survey Topographic Maps showing intermittent and perennial streams.

Biotic Resources: Growth Management Environmental Report Biotic Resources Maps, Santa Cruz County, December 1977; California Native Plant Society Maps, April 1978.

Water Supply Watersheds: Master Plan for Water Development, 1968-2020, Creegan & D'Angelo-McCandless, June 1978; Growth Management Environmental Report Water Supply Watersheds Map, Santa Cruz County, December 1977; Parks, Recreation, and Open Space Plan, Santa Cruz County, June 1972.

Least Disturbed Watersheds: Parks, Recreation, and Open Space Plan, Santa Cruz County, June 1972; San Lorenzo Valley Area General Plan, Santa Cruz County, October 1974.

Aquifer Recharge Areas: Growth Managment Environmental Report Groundwater Recharge Areas Map, Santa Cruz County, December 1977.

Reservoir Protection Areas: Parks, Recreation, and Open Space Plan, Santa Cruz County, June 1972; Master Plan for Water Development, 1968-2020, Creegan & D'Angelo-McCandless, June 1978.

Cultural Resources: Historical Resources Inventory, Santa Cruz County Museum, 1980.

Agriculture: Agricultural Resources Map, Agricultural Task Force, Santa Cruz County, January 1979, with September 1979 revision.

Timber: Timber Preserve Zone Maps, Santa Cruz County, 1978; Parks, Recreation, and Open Space Plan, Santa Cruz County, June 1972.

Minerals: Growth Management Environemntal Report Mineral Resources Map, Santa Cruz County, December 1977.

Hydrologic and Geologic Features: Parks, Recreation, and Open Space Plan, Santa Cruz County, June 1972.

Seismic Review Zone - State: Seismic Safety Element, Santa Cruz County, August 1975; State of California Special Studies Zones, California Division of Mines and Geology, January 1976.

EXHIBIT 0-4: GENERAL PLAN RESOURCES AND CONSTRAINTS MAPS REFERENCES/SOURCES* (continued)

Seismic Review Zone - County: Faults and Their Potential Hazards in Santa Cruz County, California, Hall, Sarna-Wojcicki, and Dupre', United States Geological Survey, Miscellaneous Field Studies Map No. 626, Sheet 1, 1974, adopted as part of the Seismic Safety Element, Santa Cruz County, August 1975; Growth Management Environmental Report Seismic Hazards Map, Santa Cruz County, December 1977.

Floodplain: Flood Hazard Boundary Map, Santa Cruz County, California, Unincorporated Area, National Flood Insurance Program, U.S. Department of HUD, May 1979.

Critical Fire Hazard: Growth Management Environmental Report Natural Fire Hazards Map, Santa Cruz County, December 1977; also adopted as a part of the Fire Safety Element, Santa Cruz County, April 1979.

Noise: Noise Element, Santa Cruz County, March 1978 and Technical Appendix, June 1980.

Airport Clear Zone: Transportation Element, Santa Cruz County, May 1980.

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*Many of these sources were updated during the General Plan adoption process either by additional staff research or by Planning Commission and Board of Supervisors' action.



GLOSSARY

GLOSSARY OF TERMS

Accessory/Appurtenant/Incidental Use. A minor use which is secondary or subordinate to the principal or main use of a property and which is customarily a part of and does not change the character of such use.

Adjacent/Immediately Adjacent/Contiguous Parcel. A parcel touching the subject parcel and not separated from the subject parcel by a road, street or other property.

Adjoin. Abutting or lying next to a parcel, not considering roads or rights-of-way smaller than 40 feet wide.

Affordable. Capable of purchase or rental by a household with moderate or low income, based on their capacity to make initial monthly payments necessary to obtain housing. Housing is affordable when a household pays 25%-30% or less of their gross income for housing.

Agricultural Land, Commercial

Commercial agricultural land includes all land which meets the criteria specified below, including all land enforceably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve.

Type 1A - Viable Agricultural Land. This type includes viable agricultural lands which have been in, or have a history of commercial agriculture over a long period of time, and are likely to continue to be capable of commercial agricultural use in the forseeable future, and which are not in any utility assessment district for which bonded indebtedness has been incurred. These agricultural lands comprise areas of known high productivity; they essentially meet the United States Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland.

Type 1B - Viable Agricultural Land in Utility Assessment Districts. This type includes viable agricultural lands, as defined above, except Agricultural Preserves, which are within a utility assessment district, as of 1979, for which bonded indebtedness has been incurred.

Type 2A - Limited Agricultural Lands. This category includes agricultural lands which would be considered as Type 1A except for one or more limiting factors such as parcel size, topographic conditions, soil characteristics or water availability, which may adversely affect continued productivity. These lands are in fairly large blocks, currently in agricultural use, or have a history of commercial use in the last ten years, and are likely to continue to be capable of agricultural use for a relatively long period; and not in any utility assessment district which has incurred bonded indebtedness; and are not subject to agricultural-residential use conflicts.

Type 2B - Limited Agricultural Lands - Geographically Isolated. This category includes agricultural lands with limiting factors which are geographically isolated from other agricultural areas, in current agricultural use (on full-time or part-time basis), or having a history of commercial agricultural use in the last ten years, and likely to remain capable of agricultural use for a relatively long period of time; not in any utility assessment district which has incurred bonded indebtedness; and are not subject to agricultural-residential use conflicts.

Type 2C - Limited Agricultural Lands in Utility Assessment Districts. This type includes agricultural lands with limiting factors which are in a utility assessment district, as of 1979, which has incurred bonded indebtedness.

Type 2D - Limited Agricultural Lands Experiencing Use Conflicts. These are agricultural lands with limiting factors which are experiencing extreme pressure from agricultural-residential land use conflicts such as pesticide application, noise, odor or dust complaints, trespass or vandalism.

Agricultural Policy Advisory Commission. A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

Agricultural Preserve. A contract between a landowner and Santa Cruz County establishing that a certain amount of land will be used for agricultural purposes only for a minimum of ten years. In exchange for this land use restriction, the landowner receives preferential taxation on that land.

AMBAG - Association of Monterey Bay Area Governments. AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey counties in California's Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development; as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation; and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.

Anadromous. Species of fish which migrate from the ocean to fresh water streams to spawn.

Approach Zone. The air space at each end of a landing strip which should be free from obstruction, the lower boundary being a plane at a specified slope, beginning at the end of the runway overrun strip, which defines the glide path or approach path of aircraft.

Aquifer. The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage. Such waterholding rock layers hold sufficient water to be used as water supply.

Arroyo. A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation.

Arterial Roads. Roads which carry large volumes of vehicular traffic, generally on long trips. Access to abutting property is a secondary function.

Arts Commission. A commission appointed by the Board of Supervisors to advise the Board on artistic and cultural programs and events, and to develop an information system regarding the County's cultural resources.

Assisted Housing. Housing which is directly subsidized by the federal or state government.

Biodynamic Cultivation. A horticultural method which directs the treatment of soil, the location and juxtaposition of plantings, and other horticultural practices, based on an understanding of the interrelationships and mutual effects of natural systems and species.

Biomass. Plant material, used for the production of such things as fuel alcohol or nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or may be waste products from wood harvesting or milling or from agricultural production or processing.

Biotic Community. A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Buffer. An area of land separating two distinct land use, such as residential and commercial or residential and agricultural, and which acts to soften or reduce the effect of one land use on another. For instance, landscaping and/or distance is sometimes used to "buffer" or reduce the effects of a commercial area on nearby residential units.

Building Envelope. A designation on a site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraint such as landslide.

California Housing Finance Agency (CHFA). A state agency established by the Housing and Home Finance Act of 1975. CHFA is authorized to sell revenue bonds to generate funds for the development, rehabilitation, and conservation of low and moderate income housing.

CALTRANS. California Department of Transportation.

Carrying Capacity. The total development capacity of an area based upon the resource, hazard, and service constraints and road capacities. Carrying capacity can be used to determine the potential of an area to absorb development.

CEQA. The California Environmental Quality Act. A State act requring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity may have an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

Chaparral. A plant community of drought-adapted shrubs, usually found in rocky, rapidly drained shallow soils.

CIP. Capital Improvements Programs. Counties usually prepare a CIP including a one year budget and a five year program of capital projects. A capital project is generally a physical, public work of a large size, fixed nature, long life (10 years or more) and costing in excess of $3,000. Examples are streets, fire stations and sewer lines.

Clear Zone. That section of an approach zone of aircraft where the plane defining the glide path is 50 feet or less above the location of the center line of the runway.

Clustering Development. A method of development in which many dwelling units are placed close together or attached for the purpose of retaining another area in open space. Many condominium and townhouse developments utilize this method when they are adjacent to a natural area to be retained, or when they wish to create a focal point (such as a swimming pool, or community complex).

Coastal Zone. An area within the jurisidiction of the California Coastal Act. In Santa Cruz County the zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north of the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line.

Collector Streets. Streets that collect traffic from local streets, conducting it to arterials, freeways, or local destinations such as schools or shops.

Combining District. This refers to a zone district which is combined with or added to another zone district. Combining districts usually deal with a specific issue which is only relevant in certain areas or on certain parcels.

Commercial Agriculture. Agricultural operations conducted as a commercial venture for the purpose of achieving a return on investment. Noncommercial agricultural operations are conducted for subsistence purposes, as a hobby or as part of a rural lifestyle where sale of the product is not the primary goal.

Commission on the Physically Handicapped. A commission appointed by the Board of Supervisors to advise the Board on employment opportunities and to review compliance with federal requirements to provide access and eliminate discrimination regarding the physically handicapped.

Commitments from Service Districts. A letter from the service district guaranteeing that the required level of service for the project will be available prior to the issuance of building permits or, in the case of a subdivision, prior to the filing of the final map.

Community Development Block Grant (CDBG). A grant administered by the U.S. Department of Housing and Urban Development which allots federal funds to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.

Community Park. A community park serves as a recreational and social focus for a community; it contains facilities for social, cultural, educational and organizational events, in addition to full scale recreational activities, in a central location.

Conservation. The planned management, protection and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction, or neglect of these resources.

Continuous History of Commercial Use. The utilization of a building or site for commercial purposes for a period of three or more of the previous five years in legal conformance with the provisions of the County Zoning Ordinance.

Cost-effective. More economical in terms of long-term costs than the costs incurred if the proposed investment is not made.

Cottage Industry. The small scale production and sale of hand crafted goods where there are generally no more than five persons employed.

County Service Area. A flexible administrative tool for providing various urban services (such as fire, water, sewer and road maintenance) to subdivisions in unincorporated areas of the County. Formation may be undertaken by the Board of Supervisors upon request of two of its members or the filing of a petition signed by at least 10% of the registered voters in the area. Formation requires approval by LAFCO.

Critical Fire Hazard Area. High wildfire hazard areas composed of chaparral vegetative cover in all slope categories. The major Critical Fire Hazard Areas are shown on the General Plan Resources and Constraints Maps.

Critical Structures and Facilities. These include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public utilities, transportation and communications facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, high occupancy structures such as theaters, churches, office buildings, factories, and stores, and large multi-unit residential buildings, all of which are subject to specified seismic safety standards because of their immediate and vital public need or because of the imminent hazard presented by their structural failure.

Critical Water Supply Stream. A stream in which all of the flow is already fully utilized for water supply, at least during low flow periods.

Deed Transfer Tax. A tax collected when a deed is sold or transferred from one party to another.

Density. The number of permanent residential dwelling units per acre of land. All densities specified in the General Plan are expressed in net developable acres or net developable square footage per unit. Dwelling units include all residential units having kitchen facilities including single family homes, mobilehomes, and individual townhouse, condominium, and apartment units. When a property is designated on the Land Use map and on the Resources and Constraints map for different density standards, consistency with the applicable standards can be met only by satisfying the most restrictive of the requirements for the affected portions of the property. Where a parcel has two different designations on the Land Use map, consistency with the General Plan is met by conforming to the different standards for the differert portions of the property.

Density Credit. The number of dwelling units allowed to be built on a particuraly property determined by applying the designated General Plan land use density to the developable portions of the property and to those non-developable portions of the property for which credit may be granted [See definition of developable land].

Designated. Shown on the General Plan Maps. Changes in General Plan Map designations constitute an Amendment to the General Plan.

Deteriorated Housing. Housing which, through time or neglect, has become substandard.

Developable Land. Developable land is land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on natural resource areas. In addition to the developable area of a parcel, density credit shall be granted for other portions of a parcel as noted below. (Land shall also be reviewed in terms of its potential for development specifically related to the provision of necessary public services and facilities.)

The following areas shall not be considered as developable land:

1) Land with slope greater than 30% and coastal bluffs. [See Section 3.3.]
   Outside of the Urban Service Line, land with slope between 30% and 50% shall be credited for development density.

2) Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and, along riparian corridors inside of the Urban Service Line, areas within a 50 foot setback from the top of riparian arroyos. [See Section 1.1.]
   Inside of the Urban Service Line, density credit shall be granted for areas outside the riparian corridor which are under 30% slope and within the required 50 foot setback line from the top of the arroyo, up to a maximum of 50% of the total area of the property which is outside the riparian corridor.

3) Lakes, streams, marshes, sloughs, wetlands, water areas, beaches and areas within the 100 year flood plain. [See Section 3.4.]
   If the land is served by a sanitary sewer system, density credit shall be granted for portions of the area within the 100 year flood plain, except for land within the floodway, at the discretion of the Planning Commission and/or Board of Supervisors.

4) Areas of recent or active landslides. [See Section 3.2.]
   Landslide areas determined by a geological study to be stable and suitable for development shall be granted full density credit.

5) Land within 50 feet of an active or potentially active fault trace. [See Section 3.1.]

6) Type 1 and Type 2 Agricultural land and mineral resource areas.

The following areas are subject to special site and/or development criteria and shall be granted full density credit:

1) Rare and endangered plant and animal habitats. [See Sections 1.2, 1.3.]

2) Archaeological sites. [See Section 1.4.]

3) Critical fire hazard areas. [See Section 3.5.]

Development. Development activities include the subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse, debris, or fill materials; and the clearing of natural vegetation cover with the exception of agricultural activities. Routine repair and maintenance activities are exempted.

Diversion. The direction of water in a stream away from its natural course, i.e., as in a diversion that takes water out of a stream for human use.

Ecosystem. An interacting system formed by a biotic community and its physical environment.

Elderly. Persons 62 years of age or older.

Energy Commission. A commission appointed by the Board of Supervisors to advise the Board on the production, consumption, and distribution of traditional and nontraditional forms of energy, with the goals of reducing the consumption of energy and maximizing its conservation.

Environmental Impact Report (EIR). A report that assess all the environmental characteristics of an area and determines what effects or impact will result if the area is altered or disturbed by a proposed action.

Erosion. The loosening and transportaion of rock and soil debris by wind, rain or running water. The gradual wearing away of the upper surfaces of the earth.

Exotic Species. Plant or animal species introduced into an area where they do not occur naturally; non-native species.

Farmers Home Administration (FmHA). A federal agency providing loans and grants for improvement projects and low income housing in rural areas.

Fire Department. The office of the Fire Marshal of the County of Santa Cruz or any regularly organized fire protection district within its respective jurisdictional area.

Fish and Game Advisory Commission. A commission appointed by the Board of Supervisors to advise the Board on the propagation and conservation of fish and game, including preserving natural habitats, wildlife, and the environment in general.

Flood Plain. The relatively level land area on either side of a stream's banks that is subject to flooding.

Floodway. The channel of a river or other watercourse and the adjacent land area required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

Geologic Hazards Assessment. A brief review of the possible geologic hazards present at the site conducted by the staff geologist.

Geologic Investigation, Preliminary. A short form geologic report conducted by a registered geologist on contract with the County to assess hazards in the San Andreas Fault Zone for single-family dwelling permits.

Geologic Report, Full. A complete geologic investigation conducted by a registered geologist hired by the applicant.

Grading. Excavating or filling land, or a combination thereof.

Gross Acres. The total acreage in a parcel.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of inflitration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage.

Groundwater Recharge Area. An area which by nature of surface soil and underlying rock type is particularly important for allowing surface water to percolate to underground storage.

Handicapped. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently could be improved by more suitable housing conditions.

Historic Resources Comission. A commission appointed by the Board of Supervisors to advise the Board on matters concerning historic resources, to review development applications affecting historic sites, and to designate properties as Historic Landmarks.

Home Occupation. An accessory use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and services performed by the full-time inhabitant of the unit.

Horizontal Hotel. A structure or portion thereof in which there are completely furnished rooms or suites where lodging is provided for compensation, and where kitchens may be provided for the use of the lodgers, and which are specifically operated, restricted and permanently maintained for temporary visitor accommodations not to exceed 29 days per occupancy period.

Household. All persons occupying a single dwelling unit.

Household, Low Income. Those households whose income, with adjustments for household size, is less than 80% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

Household, Moderate Income. Those households whose income, with adjustments for household size, is between 80% and 120% of the median household income of the Santa Cruz Standard Metropolitan Statitistical Area.

Housing Advisory Commission (HAC). A commission appointed by the Board of Supervisors to advise the Board and Planning Commission on housing policy and programs.

Housing and Community Development Department of the State of California, (HCD). The state agency principally charged with assessing, planning for and insuring that communities meet the housing needs of low and moderate income households.

Housing and Urban Development, U.S. Department of, (HUD). A cabinet level department of the fedeal government which administers housing and community development programs such as Section 8 and CDBG.

Housing Assistance Plan (HAP). Part of the County's application for Federal Housing and Community Development funds. The HAP identifies housing needs and goals for use in allocation of federal subsidies.

Housing Element. One of nine State-mandated planning documents which make up the General Plan.

Housing Unit. The place of permanent or customary abode of a person. It includes a single family dwelling, multi-family dwelling, a condominium, modular home, a mobilehome, a cooperative housing project, or any other residential unit considered real property under State law. It is also a dwelling that cannot be moved without substantial damage or cost.

Impervious Surface. Surfaces through which water cannot penetrate, such as roofs, roads, sidewalks and parking lots. The amount of impervious surfaces increases with development and establishes the need for drainage facilities.

Imported and Nonrenewable Energy Supplies. Energy resources imported to the United States from other countries and energy resources which are depleted by use, e.g., oil, natural gas, uranium, coal.

Incentive Zoning. Application of the higher densities of the Urban Residential density ranges for projects which include 25 percent or more affordable housing units.

Inclusionary Housing/Zoning. Affordable housing which is provided/required as a part of a larger market-rate housing development project.

Infilling. Construction on existing vacant parcels of land within a developed urban area.

Infrastructure. Public services and facilities, such as sewage disposal systems, water supply systems, roads, fire protection services and schools.

Integrated Pest Management. A system of controlling insect pests through a combination of techniques, including natural predators and biolgical controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

Intermediate Regional Flood. A flood that statistically could occur once in 100 years on the average, although it could occur in any year.

Intermittent Stream. A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. Intermittent streams are designated by a dash and dots symbol on the largest scale United States Geological Survey topographic map available.

Invasive Species. Non-native species which disrupt and replace native species.

Land Banking. A program where a local government buys land for resale at a later date for development of low and moderate income housing.

Landslide-Prone Areas. An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, and areas with adverse geological formations which are susceptible to failure.

Land Use. The occupation or utilization of land or water area for any human activity or any defined purpose.

Ldn - Day-Night Average Sound Level. The A-weighted average sound level in decibels during a 24 hour period, with a 10 db weighting applied to nighttime sound levels (10 p.m. to 7 a.m.).

Least Disturbed Watersheds. Watersheds which are relatively undisturbed by development and worthy of recognition and continued protection. Least Disturbed Watershed areas serve water supply, recreation and wildlife habitat functions, as well as provide a scenic backdrop; they have clear running streams, a high percentage of old growth redwoods, few roads, and almost no residential development.

Level of Service. A measure of the mobility characteristics of an intersection as determined by vehicle delay and also the ratio of volume to capacity.

Life Cycle Energy Costing Criteria. Criteria based on the total costs of acquisition, operation, and maintenance over the expected lifetime of a building, vehicle, or other structure, device, or equipment.

Local Agency Formation Commission (LAFCO). Each county in California has a Local Agency Formation Commission. In Santa Cruz County, LAFCO is made up of two members of the Board of Supervisors, two members of City Councils in Santa Cruz County chosen by the Mayors' Select Committee, and a fifth member appointed by the other four. LAFCO reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities; and can approve, disapprove, or conditionally approve these proposals.

Local Streets. Streets that provide access to property abutting the public right-of-way.

Low Income Housing. Housing affordable by those households whose income, with adjustments for household size, is less than 80 percent of the median household income of the Santa Cruz Standard Metropolitan Statistical area.

Marsh. Any area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. These are usually areas covered periodically or permanently with shallow water, either fresh or saline.

Matrix System. A clear set of criteria which determines residential densities within General Plan density ranges based on consideration of site resources and constraints and available public services and facilities. [See Policy Section 11.4: Residential Density Determination.]

May. A permissive term which leaves full discretion to the County.

Minipark. Small neighborhood park of approximately one acre or less.

Mitigation. Actions taken to eliminate or alleviate environmental impacts identified in the environmental review process established by CEQA.

"Mode" of Travel. The type of transportation used (e.g., automobile, taxi, bus, railroad) in making a trip.

Moderate Income Housing. Housing affordable by those households whose income, with adjustments for household size, is between 80 percent and 120 percent of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

National Ambient Air Quality Standards. The state and federal standards relating to the concentration of pollutants allowed to be present on an average hourly basis.

Native American Cultural Sites. Any mound, midden, cave, place of settlement, burial ground, ceremonial ground, mine, trail, rock art, or other feature or location which contain either human remains or artifacts of Native Californians and which are at least 100 years of age.

Neighborhood Park. A small, 4-6 acre park (2-3 acres if combined with a school) conveniently located to serve a neighborhood of 1,500-2,000 people.

Net Developable Acres. The portion of a parcel which can be used for density calculations. Public or private road rights-of-way and land not developable [see definition of "Developable Land"] are not included in the net developable acreage of a parcel.

Net Energy Benefit. The difference between the energy produced and the energy required for production, including the indirect energy consumed in the manufacture and delivery of components.

Noise Attenuation. The ability of a medium to reduce the level of a noise source, specified in decibels (db) of transmission loss. Examples are earth berms and solid concrete block walls.

Noise Contour. A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Nonessential, Decorative and Advertising Uses of Fossil Fuels and Electricity. Advertising uses which are not integral to the communication of information to customers, consumers or users and are purely aesthetic, e.g., rotating signs; illuminated facades; exterior fossil fuel burning fireplaces; outdoor heaters; or uses of energy for other than health, safety or security purposes after hours of business operation.

On-Site Detention. Drainage facilities which collect and detain water on a project site during storm periods. The use of such facilities lessens the peak amounts of water in stream channels during storm periods by temporarily holding storm runoff water on-site.

On-Site Retention. Drainage facilities which collect and maintain water on-site from storm runoff and provide for disposal through infiltration to the ground. The use of such facilities limits runoff rates and maintains groundwater recharge.

On-Site Wastewater Disposal. Any system which disposes of wastewater on or in the vicinity of the project site, including individual septic systems, group septic systems, and package treatment plants.

Open Space Easement. A contract between a landowner and Santa Cruz County to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is ten years. In general, the amount of tax reduction is proportional to the use forfeited: that is, the current use of the land and future restrictions are weighed against the potential as shown on the general plan.

Package Sewer Plant. A sanitation system for the collection and treatment of wastes from a limited area of development with local disposal of the treated effluent. If the system is operated to serve more than one property owner, a government entity is required to guarantee operation and maintenance.

Park Dedication In-Lieu Fee. A fee paid by builders of new dwelling units in lieu (instead) of providing the amount of park land needed (according to park and recreation standards) by the future residents of the dwelling units.

Parks and Recreation Commission. A commission appointed by the Board of Supervisors to advise the Board on parks, historical resources, open space, and cultural services, and to make recommendations regarding them in the General Plan.

Perennial Stream. A stream that normally flows throughout the year. Perennial streams are designated by a solid line symbol on the largest scale United States Geological Survey topographic map available.

Performance Bond. A surety bond or cash deposit posted by a developer to ensure that required conditions or improvements will be satisfactorily completed.

Planned Development Permit. A type of discretionay zoning permit required to carry out certain types of building and land development activities, and established to control impacts from high intensity uses and to coordinate circulation, design and improvements among adjacent land uses.

Planned Unit Development Permit. A type of zoning permit which allows larger or more complex development projects which are consistent with the purposes of the Zoning Ordinance and the General Plan to vary from the normal zoning district uses and development standards.

Planning Commission. A commission appointed by the Board of Supervisors to develop and maintain the General Plan, to review the Planning Department work program and budget, and to review the County's Capital Improvements Program. The Commission also conducts public hearings on applications for rezoning, subdivisions and other development projects.

POSCS. Parks, Open Space, and Cultural Services Department.

Priority Processing. The processing by the Planning Department of development projects which contain a specified minimum percentage of affordable housing units in advance of all other development proposals.

Public Health Commission. A commission appointed by the Board of Supervisors to advise the Board on preventive health and health care programs.

Public Water Service. County water districts, municipal water services, or private or mutual water companies with more than 100 service connections.

Rare and Endangered Species. Those plant species on the list of the California Native Plant Society as recognized by the California Department of Fish and Game. Those animal species identified by the California Department of Fish and Game as rare and endangered animal species occurring in Santa Cruz County, including: the Peregrine Falcon, Brown Pelican, Least Tern, and the Santa Cruz Long-Toed Salamander.

Regional Park. Traditional regional parks are 200-500 acres in size but larger or smaller sites based on the specific recreational opportunity are also considered appropriate. Such parks focus on activities and natural features which are not included in most other types of parks.

Renewable Energy Resources, Locally Available. Renewable energy resources which exist in Santa Cruz County and the Monterey Bay region or are available from commercial and public operations in the region.

Renewable Energy Source. Energy sources which are not depleted by use and are available as natural flows of energy and materials in the environment, e.g., solar, wind, falling water, plant matter, by-products of human activities.

Renewable Fuels. Fuels derived from renewable energy resources such as alcohol, synthetic oil, or methane from plant material; or hydrogen or its derivatives produced by electrolysis using electricity generated with renewable energy conversion devices.

Response Time. Length of time between the departure of ground fire vehicles from the fire station to their arrival at the scene of a fire.

Retrofit. Any addition or modification to existing buildings, devices or equipment. Often refers to changes which improve the efficiency of the energy use of such building, device or equipment.

Revenue-Sharing. A federal program by which monies are allocated to local jurisdictions for programs and projects selected by the local jurisdictions.

Riparian Corridor. Those areas which fall into any of the following four categories:

1) An area extending 50 feet (measured horizontally) to each side of a perennial stream. Distance shall be measured from the mean rainy season (bankfull) flowline.

2) An area extending 30 feet (measured horizontally) to each side of an intermittent stream. Distance shall be measured from the mean rainy season (bankfull) flowline.

3) An area extending 30 feet (measured horizontally) from the high water mark of a marsh or natural body of standing water.

4) An area designated as riparian woodland on land cover maps prepared by the Office of Watershed Management. The boundary shall be defined as the outer limit of the occurrence of riparian vegetation and may extend farther than the above-specified distances. This boundary may be determined by the Planning Director after consultation with the Watershed Management Section.

Riparian Vegetation. Those plant species that typically occur in wet areas along streams or marshes. Characteristic species are: Black Cottonwood (Populus trichocarpa), Red Alder (Alnus oregona), White Alder (Alnus Rhombifolia), Sycamore (Platanus racemosa), Box Elder (Acer negundo), Creek Dogwood (Cornus californica), Willow (Salix).

Rural Area. Area outside the Urban Services Line.

Rural Road Standards. Those physical road standards as defined in Section 3.5 of the General Plan which provide adequate access for fire protection; in addition the road must be County-maintained or be within a County service area to provide road maintenance or have a road maintenance agreement or road association deemed adequate to provide long-term maintenance. Development projects on County-maintained roads may be required to improve roads in excess of these standards to meet the Public Works Design Criteria standards for rural public roads.

Saltwater Intrusion. The induced movement of ocean water into coastal aquifers which have been depleted of fresh water generally due to over-drafting (excessive withdrawal from wells) and/or reduction of recharge.

Scenic Corridor. A transportation corridor (highway, road, bikeway, railroad, pedestrian) recognized as having unusual or outstanding scenic qualities. Until a Corridor Survey is completed (as called for in the General Plan), the corridor limits shall be described as those parcels adjoining the road right-of-way.

Seniors Commission. A commission appointed by the Board of Supervisors to advise the Board on the needs, program proposals, services, and any other matters affecting persons over 60 years of age.

Septic Tank. A system for treating sewage that involves a settling tank through which liquid sewage flows and in which solid sewage settles to the bottom and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal.

Shall. A mandatory provision which must be followed.

Should. A provision which must be followed unless there are conflicting policies or specific overriding social, economic or environmental considerations.

Signal Preemption. A system used by emergency and public transit vehicles to change signal phasing from red to green allowing for more rapid crosstown access.

Siltation. The accumulated deposition of eroded material; the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Slope. Land gradient described as 100 times the vertical rise divided by the horizontal run.

Storm Runoff. Surplus surface water generated by rainfall that does not seep into the soil, but flows over the land to streams, rivers or lakes.

Substandard Housing. Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Sustained Yield. The management of forest resources so that over the long term the amount of timber harvested does not exceed the net growth of new timber.

Transportation Commission. A state-mandated commission, appointed by the County Board of Supervisors, the Mayors' Select Committee, the Santa Cruz Metropolitan Transit District, and the other transit operators in the County, for comprehensive management of all types of transportation in the entire County, including pedestrian, bicycle, automobile, public transit, rail, and air.

Trip. A one-way journey that proceeds from an origin to a destination by a single type of vehicular transportation.

Uniform Building Code (UBC). A national standard building code adopted with amendments pursuant to the Santa Cruz County Code; which sets forth minimum standards for construction.

Uniform Housing Code. State housing regulations governing the condition of habitable structures with regard to health and safety standards; and which provides for the conservation and rehabilitation of housing in accordance with the UBC; administered in Santa Cruz County by the Environmental Health Services.

Unique. A biotic resource whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.

Urban Area. The area within the Urban Service Line.

Urban Level I Fire Service. This represents the ability of a fire department service to arrive at an emergency within five minutes (approximately three miles) and where water systems are adequate to supply 1500-3000 gallons per minute (gpm) for two hours. Commercial and industrial areas should be supplied with water at from 1000 to 4000 gpm for one to four hours, depending on the nature of the development.

Urban Level II Fire Service. This represents fire department service with the ability to arrive at an emergency within 10 minutes (approximately six miles), and to meet water delivery requirements for rural service in areas not serviced by fire hydrants. Water systems should be adequate to supply 750 to 1500 gpm for one hour. New areas developed at urban densities should be served by fire hydrants at this pressure. Industrial and commercial water supply requirements are the same as in Urban Level I.

Urban Road Standards. Those standards defined in the Public Works Design Criteria for urban roads, including special criteria for Live Oak area streets and residential streets with special conditions. Urban roads shall be dedicated to the public for use and maintenance except for internal project circulation roads.

Urban Reserve. An overlay land use category used to denote an area which may be developed to Urban Low Residential density when fully urban services including sewers are made available [see Policy Section 11.3].

Use Permit. A type of zoning permit established to regulate the impact of "conditional uses" allowed in zone districts, and for control of other specific uses defined in the zoning ordinance such as developments on properties without adequate access.

Vermiculture. Use of earthworms to further digest sludge from treated sewage to obtain nutrient-rich toxin free castings [worm feces] for high performance fertilizer.

Viewshed. The area within view from a defined observation point.

Water Advisory Commission. A commission appointed by the Board of Supervisors to advise the Board on water policy, water resource needs, and water supply development.

Water Rights. A legal right to use surface water. This may be a common law riparian right wherein a property owner is entitled to use of water which touches his property or it may be an appropriative right which has been granted by the State Water Resource Control Board. Water rights specify the amount of water that can be used and may include such conditions as maintenance of a minimum downstream flow.

Watershed. The area contained within a drainage divide above a specified point on a stream.

Water Supply Watershed. All of the land area which contributes surface runoff to an existing or proposed reservoir or intake used for water supply. This includes everything upstream of that point.

Wetlands. Lands, generally in the coastal area, which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Wildlife Corridor. Linear spaces that connect the various areas of an animal's habitat; links between feeding, watering, resting and breeding places. These corridors are especially important to larger, wider-ranging animal species.

Section 1

NATURAL AND CULTURAL RESOURCE PROTECTION

RIPARIAN CORRIDORS AND WETLANDS 1.1
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NATURAL AND CULTURAL RESOURCE PROTECTION

INTRODUCTION

The policies in the Natural and Cultural Resource Protection section primarily derive from the Area Plans, the Live Oak General Plan Environmental Impact Report, the San Lorenzo River Watershed Management Plan, County ordinances and resolutions, and the Parks, Recreation and Open Space (PROS) Plan. The policies cover the protection of the County's riparian corridors and coastal wetlands, rare and unique vegetation and biotic communities, fish and wildlife habitats, archaeological sites, historic buildings, rare and unique geologic and hydrologic features, and scenic and open space resources.

The Riparian Corridors and Wetlands policies define the areas to be protected and the types of development compatible with the protection of these areas. In urban areas, an additional buffer setback area is provided along riparian corridors to ensure protection from the adjacent urban land uses. Programs in this section include proposed restoration of coastal lagoons and marshes.

The Rare or Unique Vegetation and Biotic Communities policies provide development guidelines for the protection of these resources and identify specific locations of important biotic communities to be protected. Biotic management plans and the continued identification and mapping of these resources are proposed in the programs. The section includes a table of rare or endangered plant species in the County.

The Fish and Wildlife Habitat policies provide development guidelines for the protection of these resources. The programs include preparation of biotic management and restoration plans for various wild life areas. The section includes a table of rare or endangered animals of the County.

The Archaeological Resources section includes policies and programs to protect sites proposed for development. The Historic Resources section policies provide guidelines for the protection of historic structures. The programs include continued inventorying of historic resources and call for the preparation of a Historic Resources element to the General Plan. The section includes a Historic Resources Inventory by planning area.

The Rare or Unique Geologic and Hydrologic Features section includes a partial list of significant geologic, hydrologic, and paleontologic features in the County and calls for the protection of these resources.

The Scenic Resources section contains policies pertaining to scenic corridors along designated scenic roads and highways in the County. These policies address grading, landform and viewshed protection, development design and landscaping, signs and utility lines placement, and roadside amenities impacts. Other Scenic Resources' policies call for natural scenic buffer areas between communities, agricultural vista protection, ridgetop development control, and general rural scenic character protection in the County.

1.0 NATURAL AND CULTURAL RESOURCE PROTECTION

GOALS

1.0.1 To ensure the protection of rare, threatened, and other natural and cultural resources that are worthy of preservation because of their scarcity, scientific value, aesthetic quality or cultural significance.

1.0.2 To retain the scenic, wooded, open space and rural character of Santa Cruz County; to provide a natural buffer between communities; to prevent development in naturally hazardous areas; and to protect natural resources.

1.1 RIPARIAN CORRIDORS AND WETLANDS

OBJECTIVES

1.1.1 To preserve, protect and restore all riparian corridors and wetlands for the protection of wildlife and aquatic habitat, water quality and open space, aesthetic and recreational values.

1.1.2 To protect riparian corridors for the transportation and storage of flood waters and for the prevention of erosion.

POLICIES

1.1.3 Prohibit development activities, land alteration or vegetation disturbance within riparian corridors and wetlands, defined to include land or water within:

a) 50 feet of the bank of a perennial stream;
b) 30 feet of the bank of an intermittent stream as designated on the General Plan Maps and through field inspection of undesignated intermittent streams;
c) 30 feet of the high water mark of a marsh, pond, slough, lagoon, lake or natural body of standing water;
d) The limits of a riparian woodland plant community as indicated on the General Plan Maps, and through field inspection for smaller woodlands.

1.1.4 Prohibited activities shall include construction or alteration of structures; grading; deposition of refuse, debris, or fill material; the unregulated use of herbicides, pesticides, or any toxic chemicals; clearing of vegetation including the topping or felling of trees greater than eight feet in height. Prohibited activities shall not include:

a) The continuance of any pre-exisiting nonagricultural use, provided such use has not lapsed for a period of 1 year or more, including routine repair and maintenance activities associated with existing utility facilities.
b) The continuance of any pre-existing agricultural use, provided that the exercise of such use has not lapsed for a period of five years or more.
c) All activities done pursuant to a valid Timber Harvest Permit.
d) Clearing for commercial agriculture over 20 feet from intermittent streams.
e) All activities listed in the California Food and Agricultural Code pursuant to the control or eradication of a pest as defined in Section 5006, Food and Agriculture Code, as required or authorized by the County Agricultural Commissioner.
f) Exceptions granted pursuant to the Santa Cruz County Riparian Corridor Protection Ordinance.

1.1.5 Prohibit installation of septic tanks or leach fields within 100 feet of all natural waterways including perennial or intermittent streams, seasonal water channels and natural bodies of standing water.

1.1.6 Require clustering of development and of open space among parcels on lands adjacent to riparian corridors and wetlands and placement of dwellings as far from the corridor as possible.

1.1.7 Encourage property owners to establish Open Space Easements and deed restrictions within riparian corridors and wetlands.

1.1.8 Allow compatible uses in riparian corridors, such as pedestrian trails, parks, interpretive facilities and fishing facilities, that do not impair or degrade the riparian ecosystem or water supply values.

1.1.9 Encourage landscaping in and adjacent to riparian corridors and wetland areas which uses native plant species to restore and augment natural conditions. Encourage gradual removal of invasive species and their replacement with native plants, except where such species provide habitat value.

1.1.10 Locate trails, where required, along the margin of riparian corridors in urban areas to minimize wildlife impact; and restrict recreation trails to non-motorized traffic.

1.1.11 Require environmental review of all proposed development projects affecting riparian corridors or wetlands and preparation of an Environmental Impact Report or Biotic Report for projects which may have a significant effect on the corriodors or wetlands.

1.1.12 Require development projects in wetland drainage basins to include drainage facilities which will maintain surface runoff patterns and minimize erosion and introduction of pollutants [see Sections 3.3 and 7.5].

1.1.13 Exclude lands within riparian corridors in the calculation of development density or net parcel size.

1.1.14 Require a 50-foot setback from the top of the arroyo for all development on parcels bordering riparian corridors within the Urban Services Line. This setback may be reduced under special circumstances provided the objectives of this section will still be met. Grant full density credit for the portion of the property outside the riparian corridor which is within the 50-foot setback line, excluding areas over 30% slope, up to a maximum of 50% of the total area of the property which is outside the riparian corridor.

1.1.15 Maintain the existing narrow width of East Cliff Drive adjacent to the coastal lagoons in Live Oak.

PROGRAMS

1.1.101 Maintain a Riparian Protection Ordinance or establish a Natural Resource Protection Zone District to protect riparian corridors, wetlands, lagoons and inland lakes, and to reflect the development constraints in these areas. Responsibility: Planning Department, Planning Commission.

1.1.102 Establish a program to identify and revegetate disturbed areas in riparian corridors with appropriate native species. Responsibility: Planning Department, Watershed Management Section.

1.1.103 Prepare a Specific Plan to establish the exact boundaries of lakes, lagoons, and wetlands and the associated vegetation and topography in which development activities should not be permitted based on biotic management objectives. Seek state and federal funding to acquire wetlands. Responsibility: Planning Department, Fish and Game Commission.

1.1.104 Prepare a Specific Plan to establish the exact boundaries of urban riparian corridor setback areas based on field mapping of parcel-specific conditions, and to establish trail routes in and along urban riparian corridors. Responsibility: Watershed Management Section, POSCS Department.

1.1.105 Establish a pedestrian corridor to the beach at Corcoran Lagoon in an area where disturbance will be minimal in order to prevent beach access through the salt marsh and coastal strand biotic communities. Responsibility: Planning Department, Department of Public Works.

1.1.106 Modify culvert designs at Moran Lake to allow for periodic flushing with seawater. Responsibility: Department of Public Works.

1.1.107 Evaluate the Arana Creek Marsh and other appropriate marsh areas for rare and endangered plants and devise a Biotic Management Plan for their preservation. Investigate ways to return the marshes to their natural state. Responsibility: Department of Public Works, Port Commission, Watershed Management Section.

1.1.108 Evaluate the riparian corridors and wetland areas which are affected by agricultural activities to determine their biological importance and establish and implement programs to protect these areas from the adverse effects of agricultural activities.
Responsibility: Planning Department.

1.1.109 Provide an adequate buffer of open grassland, not subject to human activities, in the park development along Rodeo Gulch near Brommer and 30th to ensure that the wildlife corridor is protected.
Responsibility: POSCS Department.

1.1.110 Implement a quarterly program of water quality analysis for wetlands to detect trends in water pollution. Responsibility: Watershed Management Section.

1.1.111 Initiate a water quality restoration program for coastal lagoons which will improve natural drainage, protect the natural habitat, and mitigate public health hazards. The County program for Moran Lake may serve as a prototype for this program. Responsibility: POSCS, Department of Public Works, Planning Department.

1.1.112 Cooperate with AMBAG, Monterey County, and San Benito County in the preparation and implementation of a broad management program for the Pajaro River and basin including specific habitat restoration projects for the Pajaro River and tributaries. Responsibility: Watershed Management Section, Fish and Game Commission.

1.2 RARE OR UNIQUE VEGETATION AND BIOTIC COMMUNITIES*

OBJECTIVES

1.2.1 To identify, protect and preserve rare and endangered plants for their genetic and scientific value and their role in a naturally ordered environment.

1.2.2 To foster the protection of biotic resources including large stands of native vegetation and wildlife corridors and allow their natural succession as much as possible.

1.2.3 To identify, minimize the disturbance of, and preserve biotic communities that are locally rare or unique on the basis of their scientific and educational values, aesthetic quality or cultural significance.

POLICIES

1.2.4 Protect, to the maximum extent possible, rare or unique biotic communities and rare or endangered plants through the following site design and use regulations to be applied in areas containing these resources excluding existing agricultural operations:

a) Clustering of open space among adjacent parcels;
b) Delineation of building envelopes to specify location of development in minor land divisions and subdivisions;
c) Prohibition of domestic herbivorous animals where they threaten protected resources;
d) Limiting removal of native vegetation to the amount necessary for structures, landscaping, driveways and gardens;
e) Prohibiting landscaping with invasive or exotic species and encouraging the use of characteristic native species.

1.2.5 Reduce in scale, redesign, or, if no other alternative exists, deny any project which cannot sufficiently mitigate impacts on unique biotic communities or rare or endangered plants.

1.2.6 Encourage property owners to establish Open Space Easements or deed restrictions for areas containing rare or endangered botanical resources, or unique biotic communities, allowing access to enable scientific study.

1.2.7 Require environmental review of all proposed development in areas containing rare or endangered plant species, or unique biotic communities, and require an Enviromental Impact Report or Biotic Report where the proposed development may have significant effect on these resources.

1.2.8 Allow land divisions in unique biotic communities only at densities compatible with protection of these resources as determined by environmental assessment.

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*See Note at end of Section

Bonny Doon:

1.2.9 Protect the native rhododendrons in Bonny Doon (the only remaining stand in this part of the County) and the associated Elk Grass; protect these plants where found elsewhere in the County. Protect the stand of rare Abrams Cypress west of Martin Road.

San Lorenzo Valley:

1.2.10 Encourage protection of the rare Abrams Cypress near Eagle Rock and Bracken Brae. Maintain in open space the unique stand of Ponderosa Pine located just north of Henry Cowell Redwoods State Park and the Cresta Vista Meadow biotic community. Encourage the inclusion of the Ponderosa Pine and Cresta Vista communities into the state park system.

PROGRAMS

1.2.101 Prepare a Biotic Management Plan to delineate boundaries of rare and unique biotic communities and surrounding area needed to protect them. This report should be conducted during the appropriate season to ensure that all rare and endangered plants are observed. Develop a Natural Resource Protection Zone District for application to the appropriate areas delineated in the plan. Responsibility: Planning Department, Planning Commission.

1.2.102 Establish a program to continue identification and mapping of rare and endangered plants and unique botanical communities not on existing maps. Responsibility: Planning Department.

1.2.103 Encourage research and provide technical assistance without charge to landowners into means of enhancing and restoring rare botanical resources and important vegetative communities, including scientific reintroduction of locally extinct plants. Responsibility: Planning Department, Board of Supervisors, Resource Conservation District.

1.2.104 Utilize a prescribed burning program or other means of removing slash to mimic the effects of natural fires in order to reduce the fire hazard to human residents and to enhance the health of biotic communities. Responsibility: County Fire Marshal, California Department of Forestry.

1.2.105 Evaluate those rare and unique biotic communities which are affected by agricultural activities to determine their biological importance relative to the importance of the agricultural use and develop programs to resolve conflicts between resource use and protection. Responsibility: Planning Department, Farm Advisor.

1.2.106 Develop a program to acquire areas of unique vegetation and encourage recording of Open Space Easement contracts to protect identified sites. Responsibility: Planning Department.

NOTE: A list of rare and endangered plant species as recognized by the California Department of Fish and Game is available in the publication: Inventory of Rare and Endangered Vascular Plants of California, Second Edition, California Native Plant Society, Berkeley, CA, 1980. This list is reproduced in Table 1-1 and is included in this General Plan for public information purposes only.

TABLE 1-1: RARE OR RARE AND ENDANGERED PLANT SPECIES OF SANTA CRUZ COUNTY1

	SCIENTIFIC NAME	COMMON NAME	STATUS	
			Rare	Rare and Endang.
1.	Arabis blepharophylla	Coast rock cress	X	
2.	Arctostaphylos glutinosa	Schrebier's manzanita		X
3.	Arctostaphylos pajaroensis	Pajaro manzanita	X	
4.	Arctostaphylos pumilar	Sandmat manzanita		X
5.	Arctostaphylos silvicola	Silver-leafed manzanita		X
6.	Castilleja latifolia	Monterey paintbrush	X	
7.	Ceanothus ferrisae	Coyote ceanothus		X
8.	Ceanothus rigidus	Monterey Ceanothus	X	
9.	Chorizanthe robusta	Robust spine flower	X	
10.	Cirsium campylon	Mount Hamilton thistle		X
11.	Clarkia rubicunda	Ruddy clarkia	X	
12.	Collinsia franciscana	San Francisco collinsia	X	
13.	Cordylanthus rigidus, ssp. littoralis	Seaside bird's beak		X
14.	Corethrogyne leucophylla	Branching beach aster	X	
15.	Cupressus abramsiana	Santa Cruz cypress		X
16.	Cypripedium fasciculatum	Clustered lady's slipper		X
17.	Erigeron petrophilus	Rock daisy	X	
18.	Erysimum ammophilum	Coast wallflower	X	
19.	Erysimum franciscanum, var. franciscanum	San Francisco wallflower	X	
20.	Erysimum teretifolium	Santa Cruz wallflower		X
21.	Holocarpha maeradenia	Santa Cruz tarplant		X

continued on next page

TABLE 1-1: RARE OR RARE AND ENDANGERED PLANT SPECIES OF SANTA CRUZ COUNTY[1] (continued)

	SCIENTIFIC NAME	COMMON NAME	STATUS	
			Rare	Rare and Endang.
22.	Hystrix californica	Calfornia bottlebrush		X
23.	Lilium rubescens	Redwood Lily	X	
24.	Malacothamus arcuatus	Arcuate malacothamus	X	
25.	Microseris deciplens	Santa Cruz microseris		X
26.	Mimulus rattanii, ssp. decurtatus	Santa Cruz County monkey flower	X	
27.	Monardella undulata, var. undulata	Curly-leaved monardella	X	
28.	Pedicularis dudleyi	Dudley's lousewort		X
29.	Pentachaeta bellidiflora	White-rayed pentachaeta		X
30.	Perideridia gairdneri	Gairdner's yampah		X
31.	Polystrchum dudleyi	Dudley's swordfern		X
32.	Ranunculus lobbii	Lobb's water buttercup	X	
33.	Rhynchospora glomerata, var. minor	Brown beaked rush	X	
34.	Silene venecunda	San Francisco campion		X
35.	Tanacetum camphoratum	Dune tansy		X

[1]Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society. April 1980, 2nd Edition. This inventory is recognized by the California Department of Fish and Game as their species-of-concern list.

1.3 FISH AND WILDLIFE HABITAT*

OBJECTIVE

1.3.1 To identify, protect and preserve fish and wildlife habitats in order to maximize scientific, recreational, educational, and economic values, and to minimize impacts on life cycles and the natural order of the environment.

POLICIES

1.3.2 Protect the natural habitat available for wildlife in development projects through site design and use regulations including:

a) Clustering of open space among adjacent parcels in areas containing habitat values for wildlife;
b) Delineation of building envelopes to specify location of development in minor land divisions and subdivisions;
c) Discouraging the introduction of cats and dogs within critical wildlife habitats;
d) Landscaping with native vegetation to provide an adequate food supply for foraging wildlife.

1.3.3 Encourage property owners to establish Open Space Easements or deed restrictions within wildlife habitats.

1.3.4 Require environmental review of all proposed development which may affect wildlife habitat and require an Environmental Impact Report or Biotic Report where the proposed development may have a significant effect on these habitats.

1.3.5 Prevent land divisions in wildlife habitats except where such divisions are conditioned to prevent the loss of or damage to the wildlife resource, as determined by environmental review.

1.3.6 Require new water diversions, dams and reservoirs which are constructed on anadromous fish streams to be designed to protect fish populations and to provide adequate flow levels for successful fish production.

PROGRAMS

1.3.101 Manage anadromous sport fishing so that overall productivity of the native fish population is enhanced and restored; discourage introduction of non-native fish species into streams. Responsiblity: State Fish and Game Department, Watershed Management Section, Fish and Game Commission.

1.3.102 Prepare and update periodically a Biotic Management Report to establish the habitat boundaries of all designated Wildlife Areas within which development activities should be regulated to protect wildlife values. Designate such areas on the General Plan Resources

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*See note at end of section.

and Constraints Maps; consider habitat impacts throuh the environmental review process; and apply a Natural Resource Protection Zone District where appropriate. Responsibility: Planning Department.

1.3.103 Discourage feeding of waterfowl in coastal lagoons and develop a program to inform the public about the adverse effects of overfeeding waterfowl. Responsibility: State Parks Department, Fish and Game Commission, Watershed Management Section.

1.3.104 Encourage creation of wildlife sanctuaries where appropriate; and pursue financing for their acquisition, including state and federal grants and private donations. Responsibility: Planning Department, POSCS Department.

1.3.105 Identify important fish and wildlife habitats which have been degraded; establish restoration plans; and pursue funding sources for restoration and protection projects. Responsibility: Planning Department.

1.3.106 Encourage wildlife management on private lands by making free information available to the public. Responsibility: State Fish and Game Department, Planning Department, Fish and Game Commission.

1.3.107 Continue to ensure survival of the endangered Santa Cruz Long-toed Salamander through County programs including:

a) Maintain the existing Salamander Protection Ordinance.
b) Support of state and federal efforts for habitat preservation at Valencia Lagoon and Ellicott Pond.

Responsibility: Planning Department, State Fish and Game Department.

1.3.108 Enforce leash laws to the fullest extent possible. Responsibility: Board of Supervisors, law enforcement agencies.

NOTE: A list of rare and endangered animal species as recognized by the California Department of Fish and Game is on file at the Planning Department. This list is reproduced in Table 1-2 and is included in this General Plan for public information only.

TABLE 1-2: RARE OR ENDANGERED ANIMALS OF SANTA CRUZ COUNTY

SPECIES	STATUS
Brown Pelican	Endangered
Peregrine Falcon	Endangered
Least Tern	Endangered
Santa Cruz Long-Toed Salamander	Endangered
Coho Silver Salmon	Locally Rare
Ornate Shrew	Locally Rare
Badger	Locally Rare
Black-Tailed Hare	Locally Rare
Santa Cruz Kangaroo Rat	Locally Rare
Coast Horned Lizard	Locally Rare
Western Whip-Tailed Lizard	Locally Rare
Side-Blotched Lizard	Locally Rare
Marbled Murrelet	Locally Rare
Golden Eagle	Locally Rare
Red-Shouldered Hawk	Locally Rare
Mountain Quail	Locally Rare
Roadrunner	Locally Rare
Spotted Owl	Locally Rare
Burrowing Owl	Locally Rare
Black Swift	Locally Rare
Pileated Woodpecker	Locally Rare
Yellow-Breasted Chat	Locally Rare
Blue Grosbeak	Locally Rare
Dipper	Locally Rare
House Wren	Locally Rare
Canyon Wren	Locally Rare
Western Kingbird	Locally Rare
Horned Lark	Locally Rare
Bank Swallow	Locally Rare
Purple Martin	Locally Rare
Western Bluebird	Locally Rare
Lawrence's Goldfinch	Locally Rare
Lark Sparrow	Locally Rare
Sage Sparrow	Locally Rare
Black-Chinned Sparrow	Locally Rare
Snowy Plover	Locally Rare
Osprey	Locally Rare
Yellow-Billed Cuckoo	Locally Rare

Source: California Department of Fish and Game, Monterey Bay Regional Office, April 1980.

U.S. Fish And Wildlife Service, 1976. "Endangered and Threatened Species" Federal Register 41 (117): 24524-24572 June 16, 1976.

1.4 ARCHAEOLOGICAL RESOURCES

OBJECTIVE

1.4.1 To protect and preserve archaeological resources for their scientific, educational and cultural values, and for their value as local heritage.

POLICIES

1.4.2 Protect all archaeological resources until they can be evaluated. Prohibit any disturbance of Native American Cultural Sites without an appropriate permit. Maintain the Native American Cultural Sites Ordinance.

1.4.3 Require an Archaeological Site Survey (surface reconnaissance) for all development proposals resulting in ground disturbance within the Archaeological Sensitive Areas of the County, as designated on maps filed with the County Planning Department.

1.4.4 Protect archaeological resources from development by restricting improvements and grading activities to portions of the property not containing these resources, where feasible, or by the preservation of the site through project design and/or use restrictions, such as covering the site with earthfill to a depth where the site will not be disturbed by development as determined by a professional archaeologist.

1.4.5 Require development proposals for any archaeological site to provide an evaluation, by a professional archaeologist, of the significance of the resource and necessary protective measures.

PROGRAMS

1.4.101 Develop and maintain an Inventory of Archaeological Resources. Maintain a liaison to the Regional Office, California Archaeological Site Survey, and the Ohlone Indian Cultural Association. Responsibility: Planning Commission, Cabrillo College, University of California, Santa Cruz.

1.4.102 Nominate examples of archaeological resources to the California or National Register. Responsibility: Board of Supervisors, Santa Cruz Archaeological Society, Parks and Recreation Commission, Cabrillo College, Ohlone Indian Cultural Association.

1.4.103 Include appropriate archaeological resources in the public domain through donations or through purchase as part of open space and other programs. Responsibility: Board of Supervisors, Parks and Recreation Commission.

1.4.104 Encourage educational programs on the need for preservation of archaeological resources. Responsibility: Board of Supervisors, Santa Cruz Archaeological Society, Cabrillo College, University of California, Santa Cruz, Ohlone Indian Cultural Association.

1.5 HISTORIC RESOURCES

OBJECTIVES

1.5.1 To protect historic sites, structures and objects for their scientific, educational and cultural values and to encourage private owners to rehabilitate, preserve and utilize historic buildings.

1.5.2 To maintain representative examples of historic periods of Santa Cruz County for their value as local heritage.

POLICIES

1.5.3 Maintain the historic preservation program and Historic Preservation Ordinance.

1.5.4 Maintain an inventory in the General Plan of identified sites, structures and objects in the County (see Table 1-3) which may merit protection for their historic resource value.

1.5.5 Require that development activities on sites containing historically significant resources protect, enhance, preserve and/or perpetuate the historic nature of the resource including aesthetic, cultural, architectural, scientific and educational values as determined by the Historic Resources Commission. Demonstration of immediate or substantial hardship to a project applicant shall be considered in establishing project requirements.

1.5.6 Refer all development proposals on sites containing an identified Historic Resource to the Historic Resources Commission for its review and recommendation regarding the historical significance of the resource and necessary and appropriate protective measures; require an evaluation and report by a professional or architectural historian or a cultural resources consultant when required by the Commission.

1.5.7 Prohibit changes in the exterior appearance of any County-designated Landmark, Historic District, or Historic Archaeological Site, or change in use of any designated Landmark or property in an Historic District, without permit approval in accordance with the provisions of the Historic Preservation Ordinance.

1.5.8 Encourage and support private efforts to restore historic structures and to continue their use as an integral part of the community.

PROGRAMS

1.5.101 Continue to sponsor investigative research to identify and maintain an inventory of historic resource sites and structures of significance to Santa Cruz County. Responsibility: Historic Resources Commission, Board of Supervisors.

1.5.102 Encourage educational programs on historic resources. Responsibility: Historic Resources Commission; local historic associations; Cabrillo College, University of California, Santa Cruz, County Historic Museum.

1.5.103 Recommend listing historic resources in appropriate registries such as the California or National register. Responsibility: Historic Resources Commission.

1.5.104 Evaluate identified historic resources on a continuing basis for County designation as a Landmark, Historic District, Historic Site or Historic Archaeological District. Responsibility: Historic Resources Commission, Board of Supervisors.

1.5.105 Attempt to include appropriate historic resources in the public domain through donations or through purchase as part of open space and other programs. Negotiate Open Space Easements with limited access to permit study of key sites. Responsibility: Historic Resources Commission, Board of Supervisors.

1.5.106 Investigate sources of funding for private and public historic restoration and make such information available to the public. Responsibility: Historic Resources Commission, local historic associations, County Historic Museum.

1.5.107 Consider adoption of the State Historic Building Code for appropriate County designated historic buildings. Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors.

1.5.108 Prepare an Historic Resources Element to the General Plan. Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors.

TABLE 1-3: HISTORIC RESOURCES INVENTORY

The following is a listing of identified historic resources in Santa Cruz County. The listing is representative of the spectrum of historic structures and sites existing within the unincorporated areas, but is not a complete inventory. Expansion and refinement should continue in cooperation with the Historic Resources Commission and local historic associations and the County Historic Museum.

APTOS PLANNING AREA

1. **"DEER PARK":** Rio Del Mar Boulevard

   Site of Claus Spreckels' summer resort.

2. **REDWOOD VILLAGE:** Soquel Drive

   Built in 1928 by William Parker with redwood he hewed by hand from trees on the property, the structures provide a fine example of rustic vernacular in Santa Cruz County. The buildings retain much of Parker's original intentions.

3. **HIHN-APTOS SUBDIVISION, SOMERSET HOUSE:** Bernal and Aptos Streets

   This subdivision was laid out in 1883 by F.A. Hihn, and still contains several houses from this era, including the Somerset House. The subdivision was bounded by Trout Street (Trout Gulch Road), Aptos Street, Bernal Street and Valencia Road.

4. **OLD APTOS VILLAGE:**

   Four blocks of structures from one of the County's earliest communities. The village was important in lumber, agriculture and transportation. The structures date from the 1850's and still retain much of their early appearance.

5. **BAY VIEW HOTEL:** Soquel Drive

   Built in 1878 by Jose Arano, this plush hotel was originally two stories. Fred W. Toney bought it in 1944, and despite the contentions it was not possible, moved the structure several yards away from its location on the corner of the old highway. The 1946 move preserved the marble fireplaces and antique furniture of guest rooms.

6. **HIHN APPLE WAREHOUSE:** Trout Gulch Road

   The warehouse was built between 1905 and 1910 in response to the change in Aptos commerce from lumber to apples.

7. **MANGELS RANCH HOUSE:** Aptos Creek Road

A brother-in-law to Claus Spreckles, Mangels had the same architect build this seven bedroom house as did the Spreckels home in Hawaii. Unfortunately his name has been lost. Built in the 1800's, the house has had very few alterations.

8. **JOSE ARANO GROCERY AND JUDGE RICE HOUSE:** Soquel Drive

This building was the first Aptos general store and Post Office. Mr. Arano later built his hotel from funds coming from the store. In 1860, the postal duties were turned over to Judge Rice, who lived next to the Arano store. Both structures still stand.

9. **APTOS CATHOLIC CEMETERY:** Soquel and State Park Drive

The land for this cemetery was given by Don Rafael Castro, and contains the family plots of the Castro's and Arano's. A chapel built by Castro no longer stands.

10. **CEMENT SHIP - The "PALO ALTO":** Seacliff Beach

This ship, built as a World War I tanker, never saw active duty. A pier was quickly built out to the grounded ship, and it has been used by residents for fishing and swimming since. The ship was closed off in 1978 after storms made its safety questionable.

11. **PORTER-SESNON HOUSE:** Soquel Drive

Built around 1911 by relatives of Soquel pioneer Benjamin Porter. The Porter family was a major landowner in early times and operated a large tannery and lumber business. The house, called the "Palo Alto House", remained in the family until after World War II when it was sold to the Salesian Sisters Catholic School. Cabrillo College now owns the structure.

APTOS HILLS PLANNING AREA

1. **LARKIN VALLEY SCHOOL:** Larkin Valley Road

   Community interest sparked the construction of this classroom in the summer of 1916. This building was also used later as a social center and meeting place for the Larkin Valley Farm Center.

2. **CASTRO ADOBE:** Old Adobe Road

   Jose Joaquin Castro, an important early settler of California, built this adobe in the mid 1830's as part of Rancho San Andreas. Castro was one of the first residents of Villa Branciforte, established in 1797 as one of the three pueblos in the state. The adobe is on its original site and is in excellent condition in part because of a restoration process begun in the 1950's.

3. **PLEASANT VALLEY SCHOOL:** Hames Road

   Union School began in 1863 in an old house and went until 1910, when the present structure was built on the same site. The school name was changed to Pleasant Valley at that time only to close with the district change of 1946. The present owner is the son of a former School Trustee, George Silva, who served for 30 years.

4. **DARIUS DAY HOME:** 865 Day Valley Road

   Original home of the Day Family which settled in the area in 1862. The Days were early apple growers of the area. A barn which was one of the original outbuildings remains on the property.

5. **DAY VALLEY CEMETERY:** 1245 Day Valley Road

   A family cemetery, the land is administered by the Pajaro Valley Public Cemetery agency.

6. **OAKDALE SCHOOL:** Cox Road

   Oakdale School was built in 1890 from land and money donated by Mrs. Day in spite of an anticipated serious water problem. Water pipes were finally extended to the school in 1910. In 1928, Oakdale and Valencia Districts voted for union with the new Aptos School, and the old school was converted to a private residence. A second story has since been added to the building.

7. **VALENCIA HALL:** Valencia Road between Bear Valley and Cox Roads

   A community hall in the village of Valencia which was laid out by F.A. Hihn in the 1870's. The hall is now a County property.

8. **VALENCIA GENERAL STORE/POST OFFICE:** 2250 Valencia Road

   Opened around 1870, this store served Valencia until 1910. The structure is now a private residence. With Valencia Hall the two comprise the most important buildings remaining in Valencia from this early lumbering community.

BONNY DOON PLANNING AREA

1. **BOLCOFF ADOBE:** Wilder Ranch State Park

   Thought to be built in 1841 by Jose Bolcoff, it is located on the Wilder Ranch. Bolcoff served as alcalde three separate times and was very active in early Santa Cruz government. He acquired Rancho Refugio through his marriage to Candida Castro.

2. **WILDER RANCH:** Wilder Ranch State Park

   L.K. Baldwin and D.D. Wilder purchased 4,030 acres and began dairy ranching in 1871. In 1885, the partnership dissolved and Mr. Wilder purchased the "lower place" of 2,330 acres. The ranch continued as a major dairying operation until 1937.

3. **ASPHALT MINES:** Majors Creek Road; off Smith Grade between Bonny Doon Road and Empire Grade

   Asphalt from the mines was used to pave the first streets in San Francisco.

4. **OCEANVIEW SCHOOL:** 201 Pine Flat Road

   One of the early Bonny Doon schools, this structure is now a private residence. However, the original character of the school has been retained.

5. **SAN VICENTE SCHOOL:** Pine Flat Road

   Also an early Bonny Doon school (1884), this structure is now a private residence.

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CARBONERA PLANNING AREA

1. **GREGORY RANCH:** Canham Road

   Two residences designed by William Wilson Wurster for the Gregory family, and built around 1930, are located on the property.

2. **CAMP REDWOOD GLEN:** Bean Creek Road

   The camp office (Redwood Lodge) once was the home of Mr. George Reeds who operated a resort development, Summer Home Farm, in the early 1900's. Vacationers were brought in by horse-drawn wagon and stage from the rail station at Glenwood.

3. **HOLLINS HOUSE:** Clubhouse Road

   Now a restaurant, this house was once the private residence of Marian Hollins, the developer of Pasatiempo. Her house was also designed by W. W. Wurster and was constructed in 1932.

4. **BELARDI RANCH:** Graham Hill Road

Site of a stage stop en-route between Santa Cruz and the San Lorenzo Valley.

5. **PARADISE PARK COVERED BRIDGE:** Off Highway 9

Built in 1872, it is thought to be the oldest covered bridge in California. It was used by the narrow gauge railway and traffic from the California Powder Works.

6. **PARADISE PARK (CALIFORNIA POWDER WORKS):** Off Highway 9

In the mid-nineteenth century, this Masonic residential community was the site of the California Powder Works. Built in 1861, this was the first powder works on the West Coast.

7. **VINE HILL SCHOOL:** Vine Hill Road

This one-room schoolhouse was built in 1883 and is now a private residence.

8. **VILLA FONTENAY:** Vine Hill Road

This residence was built by the Mel family in 1889. It was later used as a summer resort for vacationers arriving on the train at Glenwood. The ranch has returned to the ownership of the Mel family.

9. **GLENWOOD MAGNETIC SPRINGS:** 1675 Vine Hill Road
(APN 095-201-36)

This popular resort in the Vine Hill area was opened by C. G. Fisk in 1873, and became famous for the alleged healing powers of the nearby springs. Nothing of that resort remains, with the exception of a simple gabled barn that might date to the 1860's, when Fisk was engaged in farming at this same location.

10. **MOSES-KROENLEIN HOUSE:** 1903 Glen Canyon Road
(APN 068-091-01)

Built by Norman Moses following his purchase of the property in 1853, the house is framed with hand-split redwood and is probably of mortice and tenon construction. The original siding was replaced with shingles in 1902.

11. **SANTA CRUZ LODGE NO. 545, LOYAL ORDER OF MOOSE:**
2470 El Rancho Drive
(APN 067-161-13)

Formerly known as Rocky Falls Farm, the residence was built by George Shippy in 1895. Although unsympathetic additions have been made to it through the years, enough of the original structure is visible to identify it as one of the few turn-of-the-century homes extant in the Scotts Valley Area. The property was also known for its elaborate rockwork and landscaping.

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2470 EL RANCHO DRIVE
[APN 067-161-13]

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12. 'THE RUINS':

Between Fernbrook and Green Valley Roads, off Nelson Road
[APN 070-311-01]

Sandstone outcroppings, some resembling pillars, 'The Ruins' are a geological phenomenon that has encouraged speculation for 130 years. They are located on property that once belonged to area pioneer Hiram D. Scott.

CARBONERA PLANNING AREA

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   Two residences designed by William Wilson Wurster for the Gregory family, and built around 1930, are located on the property.

2. **CAMP REDWOOD GLEN:** Bean Creek Road

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   This one-room schoolhouse was built in 1883 and is now a private residence.

8. **VILLA FONTENAY:** Vine Hill Road

   This residence was built by the Mel family in 1889. It was later used as a summer resort for vacationers arriving on the train at Glenwood. The ranch has returned to the ownership of the Mel family.

EUREKA CANYON PLANNING AREA

1. **FERNDALE SCHOOL:** Green Valley Road

   The Ferndale School was built in 1908 on property donated by Joseph and Mari Lavares. There were many ferns on the property; hence, the name Ferndale. The school was closed in 1945.

2. **GREEN VALLEY SCHOOL:** Green Valley Road

   The first school on this land was built in 1868, but was replaced by the present structure in 1898. While it was converted to a private residence in 1946, the building remains basically unaltered. The original school bell is now in an African museum.

3. **EUREKA CANYON SCHOOL:** Eureka Canyon Road

   In 1916, the present structure was built on land owned by Christian Jenson, and served as a school until 1951. Eureka Canyon did not consolidated with the other schools in 1946, and teacher Mary Lucich kept the school operating until her retirement in 1950. The building has been in private ownership since then.

4. **BROWNS VALLEY SCHOOL:** Browns Valley Road

   1880 marked the first year for the school; the last class graduating in June, 1919. The school was then consolidated with the Corralitos School, and the property returned to the Caudill family. Altered over the years, the school is now a private residence.

5. **WATSONVILLE WATER WORKS (SITE):** Browns Valley Road and Eureka Canyon Road

   Established in 1877 by James Rodgers and William Ladrum utilizing Corralitos Creek and the Benjamin Hames flour mill which was located on the site. The operation was purchased by the City of Watsonville in 1923, and the present filtration plant was constructed in 1929-30.

6. **HAZEL DELL SCHOOL:** 524 Hazel Dell Road

   This school was built in the late 1800's. In 1946, the Hazel Dell School District was consolidated with the Salsipuedes District and the school became a private residence.

LIVE OAK PLANNING AREA

1. **KINSLEY FARM HOUSE:** Ivy Lane

   One of the early ranches, it once included a good part of what is now Live Oak. The house, which was built around 1863, is still standing.

2. **CHAPEL OF VILLA MARIA DEL MAR:** East Cliff Drive near Corcoran Lagoon

   The Catholic Ladies Aid Society of California met in April of 1891 to accept a gift of 20 acres near the lagoon. The hotel built on the site was for women to come for rest, and for nuns in social service orders to come as a group. While the original hotel has been replaced with a modern one, the old chapel is still used for morning service.

3. **HOWELL-SANDERS HOME:** 20th Avenue near Portola

   This Victorian was constructed in 1891 as a summer home. It was moved in the 1970's from its previous location at East Cliff and 13th.

4. **BUCKHART'S CONFECTIONERY:** East Cliff Drive

   Originally built as a distributing point for wholesalers of iris and tulip bulbs, the structure now houses a candy factory and is noted for its windmill architecture.

5. **HOLY CROSS CEMETERY:** Capitola Road Extension

   The original mission cemetery was moved to this location in the late 1850's. The earliest tombstone dates from the 1870's and the cemetery is still actively used. A number of the County's pioneers are buried in this cemetery.

6. **FRAZIER LEWIS HOME:** East Cliff Drive and 13th

   This 19th Century house was built for an early California pioneer family which was part of the Donner Party.

7. **PARSONAGE FOR TWIN LAKES BAPTIST CHURCH:** Ninth Avenue between Carmel and Bonnie

   This house was built in the 1890's for the parson of the Twin Lakes Baptist Church. The church established in the Twin Lakes area one of the earliest church campgrounds in the county.

8. **TWIN LAKES BAPTIST CHURCH CAMP COTTAGES:** 255 Ninth Avenue

   Actually two original cottages joined together, this structure represents the Victorian style cottages built for the church campground around the turn of the century.

9. **TWIN LAKES LIBRARY:** Seventh Avenue

This structure was originally constructed as a meeting hall as part of the Twin Lakes Baptist Church campground facilities in the 1890's-1900's.

10. **MATTISON HOME:** 2838 Mattison Lane

The home of long-time residents of this area built in 1876 as the third Mattison family home on this site.

NORTH COAST PLANNING AREA

1. **SAINT VINCENT DE PAUL CATHOLIC CHURCH:** Davenport Road, Davenport

   This small church was built by the people of Davenport in 1915, with cement donated by the cement plant. Services are still held there regularly.

2. **DAVENPORT JAIL:** Highway 1, Davenport

   The jail was built by the County in 1914 from cement donated by the cement plant. The architecture is Mission Revival.

3. **FORESTERS' HALL:** Highway 1, Davenport

   The hall, a wooden vernacular structure, was built around 1910 by the Foresters' Lodge as a meeting hall. The Lodge also sponsored recreational activities for the families of Davenport until the 1940's.

4. **DAVENPORT LANDING (SITE):** Davenport Landing Road

   The landing was built by Captain John Davenport. The pilings on the shore are reminders of the whaling activity on the North Coast in the 1860's.

5. **AGUA PUERCA SCHOOL HOUSE:** Davenport Landing Road, off Highway 1 North

   Now about 100 years old, this building was once the school for the Waddell and Scotts Creek areas. The school was moved in 1908 to its present location. It remained in use until the late 1930's.

6. **"ROCK HOUSE" - GIANONE CHEESE BARN** Swanton Road, near Archibald Creek

   Ambrogio Gianone first came to the Swanton area to work for the Archibald Ranch in the 1850's. He built this bermed stone house across Swanton Road from the ranch headquarters soon after his arrival to make his own cheese.

7. **SWANTON TOWN SITE:** Swanton Road at Little Creek

   Although very little remains, this site was once a center of activity as a stagecoach stop and later as the end of the line for the Oceanshore Railroad.

8. **BIG CREEK POWERHOUSE SITE:** On Big Creek

   In 1895, Fred W. Swanton organized Big Creek Power Company at Big Creek Falls. By carrying water by flume to a reservoir some 900 feet above the powerhouse's Pelton Wheel, the company provided hydroelectric power and incandescent lighting for the County. The plant operated until a forest fire burned most of the flume network in 1948.

9. **SWANTON SCHOOL:** Swanton Road

The first Seaside School was located on nine acres of the old Rancho Agua Puerca y las Trancas in 1865. It was later moved to the Gianone Ranch for a time, and moved a third time in 1907. Class was conducted in this small house at the foot of Gianone Hill until July 1962.

10. **GIANONE FAMILY RANCH:** Swanton Road

After working for James Archibald on Rancho Agua Puerca for a number of years, the Swiss born Ambrogio Gianone moved his family to land he rented about three miles northwest of Swanton. He bought the land ten years later and the successful ranch became known as "Gianone Hill" in the 1870's.

11. **RANCHO DEL OSO - HOOVER RANCH:** Waddell Creek

First sited by Gaspar de Portola in 1769, this land was part of a Mexican land grant in 1842. Theodore Hoover bought the ranch in 1914 and over the years dedicated parts of his holdings to the County and the State. Now part of Big Basin State Park.

12. **W.W. WADDELL MILL SITE:** Waddell Creek

In 1862 Waddell built the largest lumber mill in Santa Cruz County and operated it until his death in 1875. The mill caught fire in 1864, was rebuilt but again destroyed by fire in 1883. Now part of Big Basin State Park.

PAJARO VALLEY PLANNING AREA

1. **CARLTON SCHOOL:** Carlton Road

   The Carlton School District was established in 1863. In 1908, residents voted to allocate money to build this two room classroom. The school closed with the others in 1946.

2. **NUGENT HOUSE:** Lake Avenue East

   Built in 1865 by W.H. Weeks for the Nugent family, this house has been well kept and both its interior and exterior follow closely its original appearance.

3. **McGRATH HOP RANCH:** Casserly Road

   Hops were a popular crop in the Pajaro Valley in the 1880's and the McGrath's were leading growers of this grain.

4. **SURVEYOR'S MARKER:** At the end of Atkinson Lane

   The marker is at the intersection of the three original Spanish land grants: Rancho Salsipuedes, Rancho Corralitos, and Rancho Bolsa del Pajaro.

5. **VICTORIAN STYLE FARM HOUSE:** 350 Green Valley Road

   This magnificent structure was built in 1901 and remains unchanged in outward appearance.

6. **HORACE COWLES HOUSE:** Green Valley Road

   Cowles, a native of Watsonville, built this house in 1896. The Cowles farm also had two tobacco drying barns which no longer remain. The structure is still owned by descendants of the Cowles family.

7. **AMESTI SCHOOL:** Green Valley Road

   This building was erected in 1913 on an acre of land donated by the Ollason family. In the 1930's, a two-room wing was added, but has since been removed. The last class was held here in 1946, when the building was sold.

8. **ROACHE SCHOOL:** Airport Boulevard

   The Roache School District started in 1861 in the parlor of the home of Mr. and Mrs. William Roache. Mr. Roache was one of the early Pajaro Valley pioneers. This building was erected in 1904, and in the 1930's it was moved to its present location behind Freedom Community Methodist Church.

9. **CALABASAS SCHOOL:** Buena Vista Road and Larkin Valley Road

   This school was built around 1900 and served as such until is was consolidated into the Freedom School District in the late 1940's. The school was moved to its present location in 1950.

SALSIPUEDES PLANNING AREA

1. **KELLY-THOMPSON RANCH:** Carlton Road

The Kelly's settled in the valley in the 1870's and became one of the prominent Watsonville families. Mrs. Kelly remarried in the 1890's after the death of her husband. Her new husband, Mr. Thompson, continued on the ranch and in 1896 W.H. Weeks remodeled their modest house into a valley showplace. The house, still in the family, holds much of the original furnishings.

2. **RAILROAD SCHOOL:** 508 Riverside Road

Originally, the school was built on the Max Jones ranch in 1868. The name was taken when it was thought that the railroad, in the process of construction, was going to go by the classroom. Although the tracks eventually took a different route, the new school kept its name.

3. **SILLIMAN RANCH:** Riverside Road

Charles Oscar Silliman came to California in 1865 from the east. The dwelling he built on his farm is thought to be one of the oldest wood frame houses in the Pajaro Valley area. His son, George Frances Silliman, built a large house on the property for his family in 1904. Both houses are still standing.

4. **MOUNT MADONNA STAGECOACH STOP:** 61 Mount Madonna Road

The first stagecoach route between Watsonville and the Santa Clara Valley had a station house at this location. In 1945 the structure was dismantled by the owner, Mr. Marshall, who incorporated the timbers into the family residence. The property is still in the family.

SAN ANDREAS PLANNING AREA

1. **REDMAN HOUSE:** Beach Road and Judd Road

   Architect W. H. Weeks built this elaborate Victorian farm house in 1898. The ranch is still active. The structure remains as a major example of Weeks' work and this particular style.

2. **THURWACHTER HOUSE:** Beach Road

   Construction began on this home in 1872 for Fred Thurwachter by a contractor named Allen. It was among the first large residences built in the 1870's and was also known for the trimmed and sculptured cypress trees in the front yard.

3. **SAN ANDREAS SCHOOL:** Buena Vista Road

   This school was one of the earliest in the area, dating from 1861, and remained in use until 1946.

SAN LORENZO PLANNING AREA

1. **COWELL LIME KILNS:** Off Highway 9, Rincon Area

   Part of the Henry Cowell holdings in the County and structures extant that served the Cowell lime operations.

2. **MOUNT HERMON:** Bounded by Zayante Road, Graham Hill Road and Mount Hermon Road

   Organized by various Protestant denominations in 1905, Mount Hermon was modeled after religious communities in other parts of the United States. The 400 acres were once part of Graham's Rancho Zayante.

3. **HIGHWAY TOLL HOUSE:** Highway 9, South of Felton

   The toll house served the highway when it was still a toll road. The toll house building, dated 1867, still stands behind a newer facade. The structure also served as a stagecoach stop and a hostelry, and provided access to the Big Trees.

FELTON

4. **FELTON COVERED BRIDGE:** Covered Bridge Road

   Built in 1892, it replaced a previous bridge at the same site, built in 1878. It is the tallest covered span in the United States, and the last to be constructed of redwood. The structure is County property and State Landmark #583.

5. **FELTON HOTEL:** Highway 9

   The structure was originally known as the Cramer House. It was constructed in 1878 to house mill workers and summer vacationers.

6. **FELTON RAILROAD DEPOT:** Roaring Camp, Graham Hill Road

   A small structure that recalls the railroad history of Felton and the San Lorenzo Valley.

7. **FALL CREEK LIME KILNS:** Felton-Empire Road

   Lime kilns dating from the Cowell lime operations.

8. **FELTON COMMUNITY HALL:** Highway 9, Felton

   The hall was built in the early 1920's by Felton citizens, its original purpose being to provide aid and counsel to returning World War I servicemen.

9. **FAYE BELARDI MEMORIAL LIBRARY:** Gushee and Bennett Streets

   Built in 1893 as the First Presbyterian Church, the congregation moved to a new location in 1953, and the building was given to the public for use as a library.

10. **HOLMES LIME KILNS:** Hihn Street, Felton

This series of steps, tunnels and walls, dated 1910, was part of the Felton lime industry, which produced the finest lime in California until the 1930's, when materials became scarce.

11. **FELTON CEMETERY:** Love and Bennett Streets

Set aside as a cemetery in 1869, it is thought to be the oldest in the Valley.

46. **BURKHART HOUSE:** 703 Felton Empire

Built of redwood in the Greek Revival style, the house dates from the mid-1860's and recalls the time when this area's major industries were agriculture, lime and lumber.

BEN LOMOND

12. **THE HIGHLANDS:** Highway 9

The land here was named by Henry Francis Anderson after he made his home on the former Ben Lomond Land and Lumber Company mill site in 1902. It was operated as a gentleman's farm, complete with formal English gardens. It is now a Santa Cruz County Park.

13. **HESSEY HOUSE:** Hillside Road

This structure was built in the 1880's for an employee of the Ben Lomond Land and Lumber Company.

14. **COULTER HOUSE:** Old County Road

This house was built in the 1880's for the Supervisor of the Ben Lomond Land and Lumber Company sawmill.

15. **CORBETT HOUSE:** Brookside Road

The first two story house in Ben Lomond, this home was built in the 1880's on the site of a mill for the Ben Lomond Land and Lumber Company.

16. **WILDER HOUSE:** Hillside Road

This house was also owned by Ben Lomond Land and Lumber and was several buildings put together to make a home for a company executive. Mrs. Wilder herself has been a Ben Lomond resident of renown for over 80 years.

17. **WILDER RECREATION HALL:** Mill Street

Built by the fire department in 1901, the hall was moved to its present location for public use, and was renamed in honor of Mrs. Alice Earl Wilder.

18. ST. ANDREWS EPISCOPAL CHURCH: Riverside and Glen Arbor Road

Founded in 1899 a mission of Calvary Episcopal Church in Santa Cruz, the structure was constructed on property donated by H. F. Anderson.

19. BLAKE HAMMOND MANOR: Highway 9

In the 1920's this structure was built as a private residence, called "Riverwood". It was sold in the 1930's and used as a school for handicapped children until the early 1970's. It is now in private ownership and being restored as a residence.

20. BEN LOMOND CASTLE - HOWDEN HOUSE: Highway 9

Situated next to the San Lorenzo River, this private residence was built in 1923 by Robert Howden. Howden, who manufactured tile, used every variety of tile made by his company to fashion the building after the castles in his native Scotland.

21. CODY HOUSE: Highway 9 (across from Castle)

This house, built by F. A. Cody in 1909, is a copy of John O'Groats' in Scotland. The structure, built in an octagonal shape, allows every room to have more than one view. (See Policy 6.2.13)

22. WEE KIRK CHRISTIAN CHURCH: Main and Central Streets

One of the oldest churches in the Valley, it was constructed of native redwood in the late 1870's by the Ben Lomond Land and Lumber Company for the Ben Lomond Presbyterian Church.

23. PARK HALL: Main and Mill Streets

Originally, this building was a livery stable located at the end of Mill Street. It was moved to its present location around 1911, and has served as a community center ever since.

24. HOTEL DICKINSON: 9244 Highway 9, at the San Lorenzo River

Designed by architect Edward Van Cleek and built in 1914, this complex was a leading resort of Ben Lomond and the San Lorenzo Valley.

25. ALBA SCHOOL: Alba Road

A characteristic red schoolhouse in use from 1895 to 1945, it was constructed by neighbors when the area was a busy lumbering center. It is now maintained as a community library and meeting hall by the Alba Recreation District.

BROOKDALE

26. **BROOKDALE FISH HATCHERY SITE:** Larkspur Street

California Department of Fish and Game operated this hatchery, which began in the 1900's, to stock the streams and rivers of Santa Cruz County. The facility was used until the late 1950's. The hatchery structure has since been converted to a private residence.

27. **BROOKDALE LODGE:** Highway 9

Run by F.K. Camp, the lodge was a popular resort in the 1920's and 1930's. It was famous for its fine food and for the brook, Clear Creek, that ran through its dining room.

28. **BROOKDALE CHAPEL:** Highway 9

The structure was established as part of the Brookdale Lodge.

29. **GROVER MILL OFFICE:** Highway 9 and Clear Creek

The mill office served as headquarters, in the late 1800's, for the Grover family's extensive lumber operation.

30. **HUCKLEBERRY ISLAND:** Irwin Way

This area was built up as an early 20th century resort community. It is noted for its shingle architecture in the East Bay tradition.

31. **BROOKDALE INN:** Highway 9

Located across the highway from Brookdale Lodge, this structure was built in the late 1890's by Judge Logan, a judge of the early Santa Cruz Superior Court.

BOULDER CREEK

32. **CREDDIFORD HOUSE:** Central and South Streets

William Scott Creddiford built this house in the early 1860's. Creddiford was a lumberman and one of the first settlers of Boulder Creek.

33. **BOULDER CREEK JAIL:** Mountain and Lomond Streets

With only one escape recorded in its history, since being built in 1890, the jail still stands with its redwood ties bolted with iron.

34. **BOULDER CREEK GENERAL STORE:** Highway 9 (Central Avenue)

Built in 1893, it was originally the Women's Christian Temperance Union free reading room, constructed on land donated by the South Pacific Coast Railroad.

35. **MAC'S BAR:** Highway 9 (Central Avenue)

The saloon is one of the originals in Boulder Creek. During its hey-day as a lumbering center, the town boasted 16 bars along its main street alone. Behind the false front adjoining Mac's is a livery stable that dates from the early 1900's.

36. **BOULDER CREEK BURL THEATRE:** Highway 9 (Central Avenue)

This building was originally a grocery store, and was the first to have electric lights in Boulder Creek.

37. **HUDSON BUILDING:** Lorenzo Street

The site of an early blacksmith shop, the building has been little changed in its rustic appearance.

38. **BOULDER CREEK IOOF HALL:** Central and Forest Streets

The hall was built by the Odd Fellows in 1900 and still retains its original appearance.

39. **BOULDER CREEK FIRE HALL:** Central and Forest Streets

Constructed in 1894, the building was used by the Boulder Creek Volunteer Fire Department. Some of its original facade remains.

40. **CRESS HOUSE:** Pine Street

This early Boulder Creek residence became the home of George Cress and his family in 1905. Cress was a pioneer and, settling in Boulder Creek, he began a long association with the lumbering industry, becoming the owner of one of the early livery stables as well.

41. **BOULDER CREEK METHODIST CHURCH:** Boulder and Mountain Streets

This congregation organized San Lorenzo Valley's first church in 1874. The present structure, which is still in use, dates from 1908.

42. **HARTMAN HOUSE:** Boulder and South Streets

Built in the late nineteenth century, this Boulder Creek home is still standing and has changed little in outward appearance from when Mr. Hartman owned it.

43. **GLEASON HOUSE:** 13026 Pine Street
(APN 081-173-02)

Built by a Mr. Pepper in 1901, the integrity of this one storey hip roof structure has been protected by careful maintenance. A fine example of a turn-of-the-century country residence, it is an architectural companion to its neighbor, the Cress House, at 13036 Pine Street.

44. FIRST CHURCH OF CHRIST, SCIENTIST: 12547 Highway 9
[APN 081-252-05]

Built in 1885 to serve as an Episcopal church, this shingled Gothic-style structure was purchased in 1911 by a group of Christian Scientists that included Boulder Creek pioneer Isaiah Hartman and his wife.

45. BOULDER CLUB: 13111 Central Avenue
[APN 081-124-057]

Built prior to the turn-of-the century, it was first known as the Baldwin Hotel, then the Rex Hotel. One of several commercial structures on Central Avenue that recall the history of Boulder Creek, its original shiplap siding has been covered by board and batten.

46. (See after #11.)

47. LOCATELLI BARN: 13176-13180 Highway 9
[APN 081-131-17]

H. L. Middleton, whose name is associated with the early development of Boulder Creek and Big Basin State Park, built this as his private stable in 1897. It was purchased by Moody and Cress in 1905.

SKYLINE PLANNING AREA

1. GLENWOOD HOTEL SITE: Glenwood Highway

Site of a Santa Cruz mountain resort hotel constructed by Charles Martin in the 1890's in the community originally named after him, Martinville.

2. GLENWOOD STATION: Glenwood Highway

An early railroad station for trains from Santa Clara Valley, now a private residence.

SOQUEL PLANNING AREA

1. **STAFFORDS INN:** 5800 Prescott Road

   The first resort in the Soquel area built in the early 1900's and still operating, now known as the Greenwood Lodge.

2. **SOQUEL CONGREGATIONAL CHURCH:** Soquel Drive and Center Street

   Eight members of the Santa Cruz Congregational Church organized a religious society in Soquel in 1868. Through their efforts and volunteer labor the church, designed by S.A. Hall, a ship's carpenter, was built in 1870.

3. **DAUBENBISS HOUSE:** Soquel Drive and Daubenbiss Avenue

   Designed by architect Thomas Beck, the house was built in 1868 for John Daubenbiss and remains as one of the outstanding examples of Italianate architecture in Santa Cruz County.

4. **SOUTH PACIFIC COAST PAPER MILL SITE:** Paper Mill Road on Soquel Creek

   Established in 1880, this mill originally utilized straw from the wheat fields of Live Oak in the manufacture of paper and was a principal industry in Soquel. The mill was used as a flour mill in the 1860's and 1870's.

5. **PORTER MEMORIAL LIBRARY:** Porter Street

   William T. and Mary Porter Sesnon donated the land for the library which was completed in 1913.

6. **SOQUEL PIONEER CEMETERY:** Soquel-San Jose Road above Bridge Street

   This site is an old family cemetery on the Hames' property. The first burial took place in the 1850's.

7. **BENJAMIN PARRISH HOME:** 3444 North Main Street

   A vernacular structure of the period built in 1882 by a member of the Joshua Parrish family. Joshua Parrish subdivided the first lots in Soquel along North Main and Center Streets.

SUMMIT PLANNING AREA

1. **OLD MOUNTAIN SCHOOL:** Soquel-San Jose Road

   This school building was built in 1912 on the site of the original Mountain School which was constructed in 1869. The school itself moved to a new location in the early 1970's and the structure is now in private ownership.

2. **SKYLAND CHURCH:** Skyland Road

   Built by the community in 1887-88, the church is still active.

3. **GLENWOOD TUNNEL-LAUREL PORTAL:** Laurel Road

   The eastern end of the train tunnel from Glenwood. Over a mile long, this tunnel was one of three on the line from Glenwood to Los Gatos.

4. **BURRELL HOUSE:** Summit Road and Morrell Road

   A home of Lyman J. Burrell who founded the early 19th century mountain community named after him.

5. **BURRELL SCHOOL:** Summit Road and Loma Prieta Avenue

   This school was built in 1890 and is now a private residence.

1.6 RARE OR UNIQUE GEOLOGIC AND HYDROLOGIC FEATURES

OBJECTIVE

1.6.1 To protect against destruction or degradation of geologic, hydrologic, and paleontologic resources which stand out as rare or unique and representative in Santa Cruz County because of their scarcity, scientific or educational value, aesthetic quality or cultural significance.

POLICIES

1.6.2 Encourage and obtain where possible Open Space Easements to conserve as open space those areas containing geologic or hydrologic features of significant scenic or scientific value.

1.6.3 Protect significant geologic features such as caves, large rock outcrops, inland cliffs and special formations of scenic or scientific value, hydrologic features such as major waterfalls or springs, and paleontological features such as the area of fossil remains in the Zayante area, through the environmental review process. Designate such sites on the General Plan Resources and Constraints Maps where identified. [See Table 1-4.]

PROGRAMS

1.6.101 Continue to identify geologic, hydrologic, and paleontologic features in the County, in addition to those currently identified, and continue to develop and maintain a countywide inventory for these resources. Responsibility: Planning Department.

1.6.102 Develop a program to protect unique geologic, hydrologic and paleontologic resources through the negotiation of Open Space Easements and purchase as necessary. Responsibility: Planning Department, Board of Supervisors.

1.6.103 Develop and apply a Natural Resources Protection Zone to protect unique geologic, hydrologic and paleontologic resources in the County. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

TABLE 1-4: SIGNIFICANT GEOLOGIC, HYDROLOGIC, AND PALEONTOLOGIC FEATURES

BONNY DOON PLANNING AREA:

1. Majors Creek Canyon: The cliffs and exposed rocks of this canyon to the east of Highway 1 are outstanding scenic features.

2. Martin Road: East and west of Martin Road, encompassed in the botanical sites, are unusual sandhill outcroppings.

3. Wilder Creek: This area contains a concentration of limestone caves worth protecting.

4. Table Rock: Highly scenic coastal rock formations (sedimentary intrusive bodies) can be found in the vicinity of Table Rock and Yellow Bank Creek.

SAN LORENZO VALLEY PLANNING AREA:

1. Zayante: On the ridges south of the proposed Zayante reservoir a paleontological area exists. Enough of this area should be preserved for scenic, scientific, and educational purposes so that fossils are not destroyed by earth moving or removed by collectors.

1.7 SCENIC RESOURCES

1.7.1 SCENIC CORRIDOR DESIGNATION

OBJECTIVE

1.7.1.1 To establish and describe those scenic road corridors which are to be enhanced and protected for their visual qualities.

POLICIES

1.7.1.2 Designate the following roads and highways as Scenic Highways in Santa Cruz County:

The State Highways designated in the County Scenic Highway System are:

Route 1 - from San Mateo County to Monterey County
Route 9 - from Route 1 to Santa Clara County
Route 17 - from Route 1 to Santa Clara County
Route 35 - from Route 17 to San Mateo County
Route 152 - from Route 1 to Santa Clara County
Route 236 - from Route 9 in Boulder Creek to Route 9 at Waterman Gap.
Route 129 - from Route 1 to San Benito County

County Roads included in the Scenic Highways are:

Browns Valley Road - from Eureka Canyon Road to Hazel Dell Road
Casserly Road - from Mt. Madonna Road to Highway 152
East Cliff Drive - from Lake Avenue to 41st Avenue
Eureka Canyon Road - from Highland Way to Corralitos
Hazel Dell Road - from Browns Valley Road to Mt. Madonna Road
Highland Way - from Summit Road to Eureka Canyon Road
Summit Road - from Highway 17 to Highland Way
Mt. Madonna Road - from Hazel Dell Road to Casserly Road
Bonita Drive and San Andreas Road - from Highway 1 to Beach Road
Swanton Road - from Route 1 at Davenport Landing to Route 1 at Greyhound Rock

1.7.1.3 Encourage trails for bicycling, hiking and riding within Scenic Corridors only within the highway right-of-way, and ensure that such trails do not infringe on the scenic qualities of the corridor.

1.7.1.4 Ensure that the costs of Scenic Corridor protection are borne by the County as a whole, not exclusively by the property owners in the Scenic Corridor. Minimize individual costs to the property owner for Scenic Corridor protection.

PROGRAMS

1.7.1.101 Complete a Scenic Corridor Survey along the Scenic Highways to prescribe the limits of the protection, subject to criteria for Corridor Delineation as included in the Scenic Highways Element Technic

Appendix. Include in the Corridor Survey a survey of plant species and unique natural rock formations and an analysis of the potential for, and costs of, undergrounding utility lines. The Survey should also locate all signs which are inconsistent with the intent of the Scenic Highways Element and describe a program for their abatement. Responsibility: Planning Department.

1.7.1.102 Prepare a Scenic Corridor Combining District Ordinance, to establish a review zone to be placed on all parcels in the Scenic Corridor as described by the Corridor Survey, as one of the best means of protecting the Corridor. Responsibility: Planning Commission.

1.7.1.103 Describe the Scenic Corridor limits, until a Corridor Survey is completed along the Scenic Highways, as those parcels adjoining the Scenic Highway right-of-way. Responsibility: Planning Commission.

1.7.1.104 Give consideration to Scenic Corridors as target areas for programs such as substandard housing improvement, street tree planting, unsafe building abatement, fire prevention, nuisance abatemer. and weed control programs. Responsibility: Planning Department, Environmental Health Services, Department of Public Works, Fire Marshal.

1.7.1.105 Give priority to maintenance activities on Scenic Highways, including litter control, resurfacing, and roadside weed control programs. Responsibility: CALTRANS, Department of Public Works.

1.7.2 GRADING AND LANDFORM/VIEWSHED PROTECTION IN SCENIC CORRIDORS

OBJECTIVE

1.7.2.1 To protect the visual characteristics of the landform as well as the viewshed of designated Scenic Corridors from disruption by grading operations.

POLICIES

1.7.2.2 Review all grading in the Scenic Corridor and on designated Scenic Highways to ensure concurrence with the objectives and policies of the Scenic Highways Element.

1.7.2.3 Require final contours and landscaping to minimize the visual impact of grading on the Scenic Corridor.

1.7.2.4 Require revegatation of grading or other land disturbance projects, preferably utilizing plant species native to the area to blend with the natural landscape, and to provide erosion control.

PROGRAM:

1.7.2.101 Amend the County Grading Ordinance to ensure protection of Scenic Corridors and vistas from excessive grading scars and cuts and fills. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

1.7.3 DEVELOPMENT DESIGN AND LANDSCAPING IN SCENIC CORRIDORS

OBJECTIVE

1.7.3.1 To minimize obstruction of designated Scenic Corridor viewsheds with development; and to enhance the visual character of the Corridor through appropriate landscaping and appropriate controls over any development approved.

POLICIES

1.7.3.2 Review site planning and architectural and landscape design to ensure they result in the most attractive appearance from the highway, concurrent with a harmonious relationship with the existing landscape.

1.7.3.3 Screen aesthetically unpleasing development from view through planting, grading or fencing.

1.7.3.4 Regulate building height and setbacks to protect the field of vision in the Scenic Corridor. As a minimum, building heights shall not exceed, and setback requirements shall not be less than, those of the basic zoning district, except as provided by Variance procedure.

1.7.3.5 Minimize obstructions through site design or screening, such as planting, grading or fencing, where proposed heights or setbacks obstruct the field of vision in Scenic Corridors.

1.7.3.6 Require that landscaping in the Scenic Corridors be compatible with local vegetation and ground forms and that indigenous plants and grasses are used appropriately and to the maximum extent possible as a means of re-establishing the natural landscape.

PROGRAM

1.7.3.101 Give high priority to landscaping programs in the Scenic Highways right-of-way. Responsibility: CALTRANS, Department of Public Works.

1.7.4 SIGNS AND UTILITY LINES IN SCENIC CORRIDORS

OBJECTIVE

1.7.4.1 To minimize the visual impact of utility lines and the intrusion of signs that obstruct the view from the road in designated Scenic Corridors.

POLICIES

1.7.4.2 Underground all new electric and communication distrubution facilities proposed within the Scenic Corridor, whenever feasible.

1.7.4.3 Reduce the visual impact, through elements of design, where overhead utility lines are unavoidable.

1.7.4.4 Actively discourage the placement of signs within Scenic Corridors; where permitted, require strict compliance with the County Sign Ordinance.

1.7.4.5 Grant Planned Development Permits, Use Permits and Variances for signs only under extenuating circumstances.

1.7.4.6 Eliminate indirectly and directly illuminated signs from Scenic Corridors.

PROGRAMS

1.7.4.101 Give high priority in a countywide undergounding program to undergrounding of existing utility lines in Scenic Corridors. Responsibility: Department of Public Works.

1.7.4.102 Review the County Sign Ordinance to develop specific standards for signs in Scenic Corridors. Responsibility: Planning Department, Planning Commission.

1.7.5 ROADSIDE AMENITIES AND SCENIC CORRIDORS

OBJECTIVE

1.7.5.1 To minimize the impact of roadside amenities on designated Scenic Corridors and surrounding properties.

POLICY

1.7.5.2 Ensure that acquisition, construction and development of any roadside amenities such as turnouts, vista points, etc., within or adjacent to Scenic Highways be subject to the same consideration given to other public or private development in the Scenic Corridor.

1.7.6 SCENIC PROTECTION ON ALL COUNTY ROADS

OBJECTIVE

1.7.6.1 To maximize the potential for a pleasant driving experience on all County roads without encouraging recreational driving.

POLICIES

1.7.6.2 Protect the scenic quality of all roads in the County to the greatest extent possible through the review of all permits for the development or use of private property and the review of all public development adjacent to all County roads to minimize any detrimental visual impact of the project. Protect scenic quality through setback and yard requirements, heights of buildings, and landscape screens.

17.6.3 Ensure that the traffic carrying capacity of any Scenic Highway is not increased soley in order to increase recreational driving.

1.7.6.4 Oppose official designations of County scenic roads as State Scenic Highways to discourage excessive traffic and associated impacts.

1.7.6.5 Encourage travel in cleaner, more efficient and less obtrusive vehicles than the present day auto on Scenic Highways.

PROGRAM

1.7.6.101 Design, construct and maintain all County roads with due regard to scenic design principles, even though the areas through which they pass may be quite average in visual quality, where construction and maintenance costs will not be significantly increased. Responsibility: Department of Public Works.

1.7.7 OTHER SCENIC RESOURCES

OBJECTIVES

1.7.7.1 To maintain and protect fish, wildlife, and plant communities, agriculture, timber and other natural resources which stand out as rare or unique in Santa Cruz County because of their scenic and aesthetic values.

1.7.7.2 To retain the existing rural scenic character of the County.

POLICIES

1.7.7.3 Encourage recreational, educational and economic use of protected natural resources to the extent their life cycle, ecological processes, visual character of scientific value is not impaired.

1.7.7.4 Minimize the alteration of landforms as much as possible in any development or use of scenic lands.

1.7.7.5 Utilize Open Space Easements where appropriate to protect identified scenic resources.

1.7.7.6 Require careful consideration of development proposals, including design review and screening with landscaping, to ensure that scenic resources are maintained.

1.7.7.7 Preserve scenic land where steep slopes support the wooded backdrops for areas of development in order to retain the existing scenic, wooded and rural character, and provide a natural buffer between communities.

1.7.7.8 Preserve the aesthetic value of agricultural vistas.

Live Oak:

1.7.7.9 Review development on the east side of Thurber Lane, south of Helen Drive in the Live Oak area to assure minimal scenic disruption.

Aptos Hills:

1.7.7.10 Review development in the Larkin Valley and Day Valley area to assure minimal scenic disruption.

PROGRAMS

1.7.7.101 Establish and implement criteria for the control of ridgetop development in order to minimize adverse impacts on scenic views. Responsibility: Planning Department, Planning Commission.

1.7.7.102 Establish scenic overlooks along coastal bluffs. Responsibility: POSCS, Board of Supervisors.

Section 2
NATURAL RESOURCE CONSERVATION AND UTILIZATION

WATERSHEDS 2.1
GROUNDWATER 2.2
AGRICULTURE 2.3
TIMBER 2.4
MINERALS 2.5
ENERGY 2.6

NATURAL RESOURCE CONSERVATION AND UTILIZATION

INTRODUCTION

The Natural Resource Conservation and Utilization policies come from the Area Plans, the San Lorenzo River Watershed Management Plan, County Ordinances and Resolutions, the Parks, Recreation and Open Space Plan, the Agricultural Task Force, the Energy Element, the Growth Management Environmental Report, the Water Quality Control Plan and the Master Plan for Water Development.

The policies on Watersheds establish a 10-acre minimum parcel size for the protection of Water Supply Watersheds and a 40-acre minimum parcel size for Least Disturbed Watersheds. The Watersheds are identified as well as appropriate land use controls. Programs include the implementation of the San Lorenzo River Watershed Management Plan, review and revision of the Water Master Plan, and a program for septic system inspection and maintenance.

The Groundwater policies establish a maximum density of one dwelling unit per 10 acres for septic systems in Primary Groundwater Recharge Areas and one dwelling unit per 1 acre for septic systems in all other areas. Programs include development of safe domestic water standards, and identification of groundwater basin overdraft conditions and corresponding development standards.

Agriculture policies establish protection for both commercial and noncommercial agricultural land. Commercial agricultural land is identified and policies established for uses, parcel size, and buffer area requirements. Programs for commercial agriculture include the development of siting criteria for agricultural service businesses and taxing agricultural land on the basis of land use rather than development potential. The conservation and productive agricultural use of noncommercial agricutural lands are encouraged through large parcel sizes and tax incentives in rural areas, and with interim protection policies within the Urban Services Line.

The Timber policies include restricting land divisions to maintain economic timber harvest units and regulating land uses in terms of compatibility with timber harvesting. Policies also protect soil and water resources in conjunction with timber management practices. The Timberland Preserve Zone District and Timber Harvest Ordinance are used to implement the timber resources protection policies.

The policies regarding Mineral Resources require environmentally sound quarry operation and restoration practices. The Quarry Regulations Ordinance and Zone District are used to impelment the mineral resource protection policies.

The Energy section policies are intended to maximize the conservation and efficient use of energy in the County and to promote renewable energy resources. A comprehensive Energy Element to the General Plan is called for to guide the management of the County's energy resources. Also called for are energy conservation design standards for new construction, performance standards for solar equipment and installations, and incentives for retroactive energy-efficiency improvements for existing structures.

2.0 NATURAL RESOURCE CONSERVATION AND UTILIZATION

GOALS

2.0.1 To provide for the conservation and environmentally sound and orderly economic use of renewable and nonrenewable natural resources in Santa Cruz County while minimizing impacts to adjoining land uses.

2.0.2 To encourage the productive utilization of the area's natural resources to provide employment and income for Santa Cruz County residents.

2.1 WATERSHEDS

OBJECTIVES

2.1.1 To protect and manage the watersheds of existing and future surface water supplies to preserve the quality and quantity of water produced and stored in these areas to meet the needs of County residents, local industry, agriculture and the natural environment.

2.1.2 To restore, manage, and protect the partially urbanized water-supply watershed of the San Lorenzo River to maximize the quality and quantity of water produced from and stored in that watershed.

2.1.3 To protect the least disturbed watershed areas that support the remaining clear running streams to preserve their water supply, recreation, and wildlife support values.

2.1.4 To protect and restore surface water quality and stream flow for water supply, recreation, wildlife, aesthetic values and maintenance of aquatic ecosystems.

POLICIES

2.1.5 Allow minimum parcel sizes of not less than 10 acres in existing or proposed Water Supply Watersheds, except in the San Lorenzo River Watershed in 1) designated Urban Residential or Suburban Residential areas, or 2) in designated Rural Residential areas where the average parcel size within 1/4 mile of the subject parcel boundary is less than 1 acre; these restrictions would not apply to existing single-family dwellings or to existing lots of record. Refer to Tables 2-1 and 2-2 and the General Plan Resources and Constraints Maps for the existing and proposed Water Supply Watersheds to be protected.

2.1.6 Maintain the following Least Disturbed Watersheds in open space densities of use by requiring a 40-acre minimum parcel size for new parcels and permit land division if such division is consistent with open space protection and serves a specific purpose beneficial to the public, such as creating parcels for public facilities, including public well sites, fire stations, utility rights-of-way, etc.

Waddell Creek Watershed, including Blooms Creek
Jamison Creek Watershed
Clear Creek Watershed
Fall Creek Watershed
Eagle Creek Watershed
Scott Creek and Big Creek Watershed above their confluence
North Coast Arroyos consisting of:
- Laguna Creek and Majors Creek: designated corridors between Highway 1 and the City of Santa Cruz water diversions.
- Baldwin Creek and Peasley Creek: entire watershed above Highway 1.
- Wilder Creek: designated area above Highway 1.

2.1.7 Oppose new or expanded private water diversions from Critical Water Supply Streams. Prohibit new riparian or off stream development

which requires an increase in private water diversions from Critical Water Supply Streams. Designate as Critical Water Supply Streams those streams currently utilized at their full capacity including the following:

San Lorenzo River and its tributaries above the City of Santa Cruz;
Soquel Creek and its tributaries;
Corralitos Creek and Browns Valley Creek and their tributaries upstream of the City of Watsonville diversions.

2.1.8 Allow timber harvesting in Water Supply and Least Disturbed Watersheds only under sustained yield programs and with restrictions or regulations on winter operations and other conditions to protect the watersheds as outlined in the San Lorenzo River Watershed Management Plan.

2.1.9 Require all grading, building, and timber harvesting in Least Disturbed and Water Supply Watersheds to meet strict standards for erosion control and protection of water quality as outlined in the Erosion Hazard and Drainage Facilities Sections of this Plan [See Sections 3.3 and 7.5] and as identified in the San Lorenzo River Watershed Management Plan.

2.1.10 Require retention of stormwater runoff from impervious surfaces for all new development in Water Supply Watersheds through on-site percolation methods so that runoff will not exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible. Either system should be designed to contain a 10-year storm at a minimum.

2.1.11 Prohibit land divisions or development activities except water oriented uses within proposed reservoir sites or adjacent to the high water mark of a proposed or existing water supply reservoir or surface diversion.

2.1.12 Require uses in Water Supply Watershed and Least Disturbed areas to be compatible with watershed protection and be limited to open space uses or recreational and residential uses at the specified Watershed densities, unless otherwise exempted.

PROGRAMS

2.1.101 Implement the San Lorenzo River Watershed Management Plan to protect and restore the principal urbanized Water Supply Watershed in the County. Responsibility: Watershed Management Section, Board of Supervisors.

2.1.102 Review the land use designations in the San Lorenzo Valley when new information becomes available regarding the carrying capacity of the San Lorenzo River Watershed based on the San Lorenzo River Watershed Management Plan and new studies of water availability and sanitation. Responsibility: Watershed Management Section, Board of Supervisors, San Lorenzo Valley County Water District.

2.1.103 Review and revise the Santa Cruz County Water Master Plan based upon environmental constraints, new growth rates, more detailed consideration of groundwater use and management, comprehensive water management, financing of water development and other public services necessary to serve an increased population, consistent with the overall holding capacity of the County. Provide for the coordination of water development with the total County planning process. Responsibility: Department of Public Works, Water Advisory Commission, Water Purveyors, Watershed Management Section, Planning Department, Board of Supervisors.

2.1.104 Monitor existing and proposed, public and private, stream diversions and applications for water rights. Work with water users to minimize existing impacts where possible and to protect adequate instream flows based on the following considerations:

a) Normal summer and fall streamflows should be preserved and enhanced, where feasible;
b) Adequate winter and spring baseflows should be preserved for fish migration and spawning;
c) Storm flows should be maintained at adequate levels for sediment transport to preserve or enhance downstream habitat, and to maintain County beaches.

Protest water right applications inconsistent with policies for streamflow protection. Responsibility: Watershed Management Section, Board of Supervisors.

2.1.105 Create and apply a Watershed Protection Zone District to protect existing and proposed Water Supply Watersheds and Least Disturbed Watersheds, specifying a minimum 10-acre parcel size in such zone district. Responsibility: Planning Department, Board of Supervisors.

2.1.106 Encourage property owners in watershed areas to sign Open Space Easement contracts. Responsibility: Planning Department, Water Purveyors.

2.1.107 Monitor surface water quantity and quality to warn of potential problems. Responsibility: Watershed Management Section, Department of Public Works, Water Purveyors, Environmental Health Services.

2.1.108 Establish a program for septic system inspection and maintenance, giving a high priority to those areas of older development, high failure rate, Water Supply Watersheds and areas adjacent to rivers, lakes and lagoons. Responsibility: Environmental Health Services, Board of Supervisors.

2.1.109 Notify affected water purveyors and provide opportunity to comment on any development project or Timber Harvest Permit proposed to be located in a Water Supply Watershed. Responsibility: Planning Department.

2.1.110 Require annual review, in connection with review of the General Plan, of designated reservoir sites to eliminate sites not currently proposed for actual reservoir use in the future; and an annual review of Water Supply Watersheds for proposed additions and deletions. Responsibility: Planning Department, Planning Commission, Water Purveyors, Board of Supervisors.

TABLE 2-1: EXISTING WATER SUPPLY WATERSHEDS

SOURCE	PURVEYOR
North Coast	
San Vicente Creek	Davenport Water System
Mill Creek	Davenport Water System
Liddell Spring	City of Santa Cruz
Reggiardo Creek	Bonnymeade Mutual Water Company City of Santa Cruz
Laguna Creek	City of Santa Cruz
Redwood Spring (Tributary to Majors Creek)	Redwood Spring Mutual Water Company
Majors Creek	City of Santa Cruz
Pescadero Creek & Tributaries	Portola State Park
San Lorenzo	
San Lorenzo River	City of Santa Cruz Park Mutual Water Company San Lorenzo Woods Mutual Water Company
Spring (Tributary to San Lorenzo River)	San Lorenzo Woods Mutual Water Company
Bear Creek	San Lorenzo Valley County Water Dist.
Spring (Tributary to Bear Creek)	J.B. Ranch Mutual Water Company
Hare Creek	Big Basin Water Company
Jamison Springs	Big Basin Water Company
Corvin Spring	Big Basin Water Company
Forest Spring	Forest Springs Mutual Water Company Big Basin Water Company
Bracken Brae Creek	Bracken Brae Country Club
Spring (Tributary to Bracken Brae Creek)	Bracken Brae Country Club

TABLE 2-1: EXISTING WATER SUPPLY WATERSHEDS (continued)

SOURCE	PURVEYOR
San Lorenzo (continued)	
Peavine Creek	San Lorenzo Valley County Water Dist.
Silver Creek	San Lorenzo Valley County Water Dist.
Foreman Creek	San Lorenzo Valley County Water Dist.
Harmon Creek	San Lorenzo Valley County Water Dist.
Clear Creek	San Lorenzo Valley County Water Dist.
Sweetwater Creek	San Lorenzo Valley County Water Dist.
Mountain Springs (Tributary to Marshall Creek)	Mountain Springs Mutual Water Company
Earl-Manson Spring	San Lorenzo Valley County Water Dist.
Spring (Tributary to Love Creek)	Love Creek Heights Mutual Water Company
Newell Creek Reservoir	City of Santa Cruz
Fall Creek	Citizens Utilities
Bennet Creek	Citizens Utilities
Bull Creek	Citizens Utilities
Miller Creek (Tributary to Zayante Creek)	Mountain Charlie Water Works
Mountain Charlie Creek	Mountain Charlie Water Works
Lompico Creek	Lompico County Mutual Water District
Spring (Tributary to Zayante Creek)	Quail Hollow Circle Mutual Water Co.
Spring (Tributary to Zayante Creek)	Olympia Mutual Water Company
Spring (Tributary to Zayante Creek)	Zayante Acres Mutual Water Company
Spring (Tributary to Zayante Creek)	Moon Meadows Mutual Water Company
Bean Creek	Big Redwood Mutual Water Company

TABLE 2-1: EXISTING WATER SUPPLY WATERSHEDS (continued)

SOURCE	PURVEYOR
San Lorenzo (continued)	
Spring (Tributary to Bean Creek)	Big Redwood Mutual Water Company
Redwood Springs (Tributary to Bean Creek)	Mount Hermon Association
Ferndell Spring (Tributary to Bean Creek)	Mount Hermon Association
Arcadia Spring (Tributary to Zayante Creek)	Mount Hermon Association
Weasel Gulch (Tributary to (Gold Gulch)	Forest Lakes Mutual Water Company
Spring Gulch (Tributary to Gold Gulch)	Forest Lakes Mutual Water Company
McClellan Gulch (Tributary to Gold Gulch)	Forest Lakes Mutual Water Company
Gold Gulch	Forest Lakes Mutual Water Company
Tunnell Gulch (Tributary to Gold Gulch)	Forest Lake Mutual Water Company River Grove Mutual Water Company
Powder Mill Creek	Paradise Park
Soquel-Aptos	
Laurel Creek	Villa del Monte Mutual Water Company
West Branch Soquel Creek	Summit Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Redwood Lodge Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Cathedral Woods Mutual Water Company
Spring (Tributary to West Branch Soquel Creek)	Olive Springs Mutual Water Company
Pajaro	
Corralitos Creek	City of Watsonville
Browns Valley Creek	City of Watsonville

TABLE 2-2: PROPOSED WATER SUPPLY RESERVOIRS

RESERVOIR	STREAM
San Lorenzo Valley	
Zayante	Zayante Creek
Mid County	
Glenwood	West Branch of Soquel Creek
Upper Soquel	Soquel Creek
South County	
Pescadero	Pescadero Creek

2.2 GROUNDWATER

OBJECTIVE

2.2.1 To protect the quantity and quality of the groundwater resources for both human and natural system needs through proper management of the primary groundwater recharge areas to maintain aquifer recharge and prevent contamination and by careful monitoring and use of the groundwater aquifers to prevent deterioration of the groundwater basin.

POLICIES

2.2.2 Allow a maximum interim density of one dwelling unit per 10 acres for new projects where individual or shared on-site wastewater disposal takes place within a primary Groundwater Recharge Area, until the San Lorenzo Valley Sanitation Study or other information is completed, which may or may not conclude that such a density is required. Require a 1-acre minimum parcel size in all other areas where on-site septic systems are used; allow variances from the 1-acre requirement based on criteria contained in County ordinances.

2.2.3 Limit new development densities through the use of a matrix system [See Section 11.4] in areas identified as having poor groundwater availability based on the best available data for the area and the site.

2.2.4 Prohibit any non-residential land use in a Primary Groundwater Recharge Area which would allow the percolation of pollutants into the groundwater system.

2.2.5 Require the use of a shallow leaching system for disposal of septic effluent in Primary Groundwater Recharge Areas, where there may be a choice.

2.2.6 Require retention of stormwater runoff from impervious surfaces for all new development in Primary Groundwater Recharge Areas through on-site percolation methods so as not to exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible; either system should be designed to contain a 10-year design storm at a minimum.

PROGRAMS

2.2.101 Establish procedures for requiring a pump test and chemical analysis of all new private wells to ensure that new wells do not induce contamination of aquifers. Establish standards for safe water supplies, and require water from all new wells to meet such standards. Require all wells found to be of unsuitable quality to be promptly sealed according to state standards and inspected by the Environmental Health Department, unless mitigating measures can be found to make the water potable and not adversely affect underlying groundwater quality on neighboring parcels. Responsibility: Environmental Health Services, Board of Supervisors.

2.2.102 Identify and plug existing wells that contribute to groundwater degradation. Responsibility: Environmental Health Services.

2.2.103 Monitor groundwater quantity and quality to warn of potential problems. Responsibility: Watershed Management Section, Department of Public Works, Water Purveyors, Environmental Health Services.

2.2.104 Establish a program for septic tank system inspection and maintenance, giving high priority to those areas of older development or high failure rate. Responsibility: Environmental Health Services.

2.2.105 Allow full development of groundwater resources when consistent with safe yield, protection of streamflows, and maintenance of groundwater quality. Develop programs to maintain and augment groundwater resources. Responsibility: Department of Public Works, Water Purveyors, Board of Supervisors.

2.2.106 Institute an active program to develop supplemental sources of water supply (such as wastewater reclamation, water importation or surface water development), water conservation, or other means to reverse overdraft seawater intrusion and other basin deterioration that is occurring in some areas of the County. Responsibility: Department of Public Works, Water Purveyors, Board of Supervisors.

2.2.107 Cooperate with the State in identification of groundwater basin overdraft problems and seek any available state or federal assistance in addressing identified critical overdraft conditions. Responsibility: Department of Public Works, Board of Supervisors.

2.2.108 Conduct a study of the groundwater recharge areas in the County and determine appropriate densities and uses considering both existing levels of development and geology of the recharge area. Responsibility: Watershed Management Section, Water Districts, USGS.

2.2.109 Develop a program to ensure that private wells do not deplete groundwater resources in areas threatened with groundwater depletion. Responsibility: Board of Supervisors, Planning Commission, Environmental Health Services, Department of Public Works, Watershed Management Section, Water Advisory Commission.

2.3 AGRICULTURE

2.3.1 COMMERCIAL AGRICULTURE

OBJECTIVE

2.3.1.1 To preserve and protect for exclusive agricultural use those lands identified on the County Agricultural Resources Map as best suited to the commercial production of food, fibre and ornamental crops and to prevent conversion of commercial agricultural land to nonagricultural uses.

POLICIES

2.3.1.2 Designate on the General Plan Resources and Constraints Map as Agricultural Resource all land which meets the criteria (as defined in the General Plan Glossary) for commercial agricultural land. Allow the removal of a General Plan Resources and Constraints Map Agricultural Resource designation only in conjunction with the removal of the agricultural land type designation approved pursuant to County Code Regulations and only if findings are made that new information has been presented to demonstrate that the conditions on the land in question do not meet the criteria for commercial agricultural land, and that the conversion of such land will not impair the viability of, or create the potential for conflicts with, other commercial agricultural lands in the area.

2.3.1.3 Establish by County ordinance specific agricultural land type designations for parcels identified as commercial agricultural land based on the criteria set forth in the General Plan* and maintain an Agricultural Resources Map, by County ordinance to identify the distribution of the following types of Commercial Agricultural Land in the county:

Type 1A - Viable Agricultural Land
Type 1B - Viable Agricultural Land in Utility Assessment Districts
Type 2A - Limited Agricultural Land
Type 2B - Limited Agricultural Lands - Geographically Isolated
Type 2C - Limited Agricultural Land in Utility Assessment Districts
Type 2D - Limited Agricultural Land Experiencing Use Conflicts
*See glossary for detailed definition of Commercial Agricultural Land criteria.

2.3.1.4 Maintain the use of Type 1A Agricultural Land, as identified on the County Agricultural Resources Map, for exclusive commercial agricultural use by the application and maintenance of an exclusive Commercial Agriculture Zone District.

2.3.1.5 Prohibit the expansion of County-controlled sewer district boundaries, and oppose the expansion (through annexation) of special district, or municipal, sewer or water boundaries, onto Type 1A and 1B Agricultural Land.

2.3.1.6 Require, in rural areas (i.e., areas outside the Urban Services Line or Urban/Rural Boundary), minimum densities of 2.5 acres for newly

created residential parcels which adjoin Type 1 or Type 2 Agricultural Land except where the 1980 General Plan Land Use Map provides for suburban densities and 1) the new parcels constitute infill, within the mapped Suburban designation, 2) the resulting parcel sizes will be no smaller than the smallest existing conforming parcel within that designation which adjoins said agricultural land, and 3) the Agricultural Policy Advisory Commission has determined that parcel sizes smaller than 2.5 acres will not conflict with or otherwise hamper or discourage long-term commercial agricultural uses of said agricultural lands.

2.3.1.7 Maintain existing parcel sizes of Type 1A Agricultural Lands and allow land divisions only for exclusive agricultural purposes when documented to be necessary for continued commercial agricultural use of the parcels and determined not to be detrimental to the economic viability of adjoining parcels, and where all parcels involved will be of sufficient size to allow for economic farming of the parcels. In no case shall the minimum parcel size be smaller than ten acres for new land divisions.

2.3.1.8 Require Agricultural Preserve contracts to be recorded for all Type 1A parcels created by any division of Type 1A Agricultural Land prior to filing of the final parcel map.

2.3.1.9 Retain Type 1B and 2C Agricultural Land, as identified on the County Agricultural Resources Map, in exclusive agricultural uses. The County, to achieve this objective, shall formulate a procedure to provide equitable compensation to the affected parcels because of thier inclusion within the Salsipuedes and Freedom County Sanitation Districts.

2.3.1.10 Encourage the cultivation of crops for biomass fuels without displacing existing agricultural production, especially when such biomass production makes use of marginal land or of crop residues and when the fuel or energy produced is consumed within Santa Cruz County.

2.3.1.11 Encourage energy-efficient agricultural practices such as integrated pest management, biodynamic cultivation and utilization of agricultural wastes for on-site energy production.

2.3.1.12 Establish a buffer area between agricultural and nonagricultural land uses to minimize conflicts, and require review by the Agricultural Policy Advisory Commission of proposed nonagricultural structures within 200 feet of Type 1 or Type 2 Agricultural Land to establish an appropriate setback and/or buffer.

2.3.1.13 Require recordation of an Agricultural Notification Statement to inform owners about adjacent agricultural practices for all new development adjacent to Type 1 or Type 2 Agricultural Land. In addition to adjacent parcels, parcels on the opposite side of a road or street shall record said Statement.

2.3.1.14 Allow only agriculturally oriented buildings or dwellings on Commercial Agricultural Land; prohibit nonagricultural residential land use when in conflict with the fundamental objective of preserving agriculture.

2.3.1.15 Allow farm operations to locate farm labor housing within commercial agricultural areas on unfarmable portions of the property, if available, sited so as to not create health problems from pesticides, herbicides and other adjacent agricultural activities, and with adequate buffering based on recommendations of the Agricultural Policy Advisory Commission.

2.3.1.16 Allow division of Type 2 Agricultural Land only for agricultural purpose and to agriculturally viable parcels, but in no case to smaller than a 10-acre minimum parcel size for new land divisions. Consider development of such land to nonagricultural purposes only when it is determined that the land is not viable for agriculture and not likely to become viable in the near future. Determinations of viability shall be made by the Agricultural Policy Advisory Commission based on evaluation of the following criteria: parcel size, sizes of adjacent parcels, degree of nonagricultural development in the area, inclusion of the parcel in utility assessment districts, soil capabilities and topography, water availability and quality, and proximity to other agricultural uses. In cases where there is no clear evidence of the nonviability, decisions shall be weighted in favor of the preservation of the land for agricultural use. Nonagricultural development of Type 2 agricultural land shall be allowed only if the Type 2 agricultural land designation has been eliminated and the agricultural resource designation on the General Plan Resources and Constraints Map has been removed and the agriculture land use designation on the General Plan Land Use Map has been changed through a General Plan Amendment.

2.3.1.17 Allow clustered urban development of the portion of the Franich parcel located between the Bridge Street/Wagner Road/Crestview Avenue connector road and the 1982 city limits. Maximum density shall be determined by applying an Urban Low Denisty designation to the whole parcel and clustering this number of units between the new road and the 1982 city limits.

PROGRAMS

2.3.1.101 Continue efforts to identify and designate commercially important agricultural lands on the adopted Agricultural Resources Map. Responsibility: Agricultural Policy Advisory Commission, Planning Department, Board of Supervisors.

2.3.1.102 Encourage the use of Agricultural Preserve contracts to maintain agricultural land in agricultural use. Investigate options for making Agricultural Preserve contracts more attractive, such as changes in allowable uses or tax benefits. Responsibility: Planning Department, Planning Commission, Agricultural Policy Advisory Commission, Board of Supervisors.

2.3.1.103 Develop siting criteria and consider additional General Plan policies and amendment of the Zoning Ordinance to allow agricultural service businesses to locate within the commercial agriculture area, and to recognize such existing businesses. Siting criteria for the location of such a business shall include the following: the business shall be compatible with the agricultural area; the business needs to be located within the commercial agricultural area; no other suitable sites are available outside the commercial agricultural area; the business is constructed and operated in such a way as to minimize conflicts with agricultural practices; and the siting of the business will afford maximum protection of agricultural resource values.

2.3.1.104 Establish a program to manage irrigation runoff so that herbicides, fertilizers and pesticides do not infiltrate watersheds, streams and groundwater basins, and to encourage the recycling of irrigation water for irrigation purposes. Responsibility: Agricultural Commissioner, Agricultural Policy Advisory Commission, Watershed Management Section, University of California Cooperative Extension.

2.3.1.105 Investigate tax policies and other incentives for the conservation of agricultural lands, such as land banks. Responsibility: County Counsel, County Assessor, Planning Department.

2.3.1.106 Ensure a continued supply of water for agricultural use through conservation, protection and development of surface and groundwater, utilization of excess domestic water, utilization of reclaimed wastewater, or importation of water from outside the County. Responsibility: Board of Supervisors, Water Purveyors.

2.3.1.107 Support tax assessments for agricultural land on the basis of land use. Responsibility: Board of Supervisors, County Assessor.

2.3.1.108 Institute a procedure through which owners of Commercial Agricultural Land within utility districts may receive equitable compensation. Establish a task force to work out this procedure. Task force representatives should include staff from the Freedom County Sanitation District, the Salsipuedes Sanitary District, the offices of the County Counsel, Assessor's, Auditor's, Tax Collector's and the Planning Department. Responsibility: Board of Supervisors.

2.3.1.109 Establish a Planned Agricultural Zone District to be applied to Commercial Agricultural Lands within utility assessment districts which will, in the event that development occurs on such lands, provide for preparation of an overall plan for the use of the property, provide for density credit for the entire property at Urban Low Residential density within the Urban Services Line and at appropriate rural densities in rural areas, and require clustering of development on portions of the property at higher densities to preserve as much agricultural land as possible. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

2.3.1.110 Consider the development of a Transfer of Development Rights program for agricultural land within utility assessment districts to achieve the objectives of equitable compensation and protection of agricultural land. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

2.3.1.111 Include in the 1982 General Plan review, a review of the Nugent-Coleman subdivision west of East Lake Avenue, and encurage recombination of the undeveloped lots in order to further long-term agricultural use in this area. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

2.3.2 NONCOMMERCIAL AGRICULTURE

OBJECTIVE

2.3.2.1 To encourage and provide for agricultural uses, such as family farming and animal raising and community gardens, on the limited amounts of agricultural land remaining in the County which is not designated as commercially viable, in order to maintain options for a diversity of farm operations and to maintain productive open space and rural character in the County.

POLICIES

2.3.2.2 Encourage the conservation of productive and potentially productive agricultural lands through retention of large parcels and require a minimum parcel size of 10-40 acres [based on the matrix: Section 11.4] for lands designated for agricultural use but which are not identified as Commercial Agricultural Land. Based on recommendations of the Agricultural Policy Advisory Commission regarding buffering and compatibility with adjacent agricultural uses, and confirmation of the nonviability of the property, allow development of noncommercial agricultural lands outside the Urban Services Line to densities of 2 1/2 - 20 acres per unit [based on the matrix: Section 11.4], if the lands are within 1/2 mile of an adequate through County maintained road. Inside the Urban Services Line, such lands shall also be considered as Urban Reserve [See Section 11.3]. If a property is designated Agricultural on the General Plan, but is not shown as Agricultural Resource Land on the Agricultural Resources Map, and is determined to be nonviable by the Agriculture Policy Advisory Commission, then it is recognized that the land is not commercially viable for agriculture and that it can be changed from agriculture to another appropriate land use category without raising the issue of loss of essential agricultural resources.

2.3.2.3 Encourage the cultivation of crops for biomass fuels without displacing existing agricultural production, especially when such biomass production makes use of marginal land or of crop residues and when the fuel or energy produced is consumed within Santa Cruz County.

2.3.2.4 Encourage energy-efficient agricultural practices such as integrated pest management, biodynamic cultivation and utilization of agricultural wastes for on-site energy production.

2.3.2.5 Encourage the pursuit of agriculture, particularly tree crops and open field horticulture, to provide visually pleasing open space.

2.3.2.6 Encourage the use of rural lands for farming use to the extent that topography, soil, climate and water will permit.

2.3.2.7 Require nonagricultural uses, when permitted on designated Agricultural Lands, to locate either off good agricultural soils, or when this is not feasible, on the perimeter of good agricultural soils.

2.3.2.8 Designate noncommercial agricultural lands within the Urban Services Line, where urban services are not present, as Agriculture-Urban Reserve. Maintain agricultural uses and parcel sizes in these areas until such time as a commitment to extend services has been made.

2.3.2.9 Designate noncommercial agricultural lands within the Urban Services Line, where urban services are available, as urban density with an Interim Agricultural identification. Continue agricultural uses on these lands, where feasible.

PROGRAMS

2.3.2.101 Encourage the use of Agricultural Preserves to maintain agricultural uses where feasible. Responsibility: Planning Commission, Board of Supervisors, Planning Department.

2.3.2.102 Investigate tax policies and other incentives for the conservation of agricultural lands, such as land banks. Responsibility: County Counsel, County Assessor, Planning Department.

2.3.2.103 Ensure a continued supply of water for agricultural use through conservation, protection and development of surface and groundwater, utilization of excess domestic water, utilization of reclaimed wastewater, or importation of water from outside the County. Responsibility: Board of Supervisors, Water Purveyors.

2.3.2.104 Support tax assessments for agricultural land on the basis of land use. Responsibility: Board of Supervisors, County Assessor.

2.3.2.105 Establish a program to manage irrigation runoff so that herbicides, fertilizers and pesticides do not infiltrate watersheds, streams, and groundwater basins, and to encourage the recycling of irrigation water for irrigation purposes. Responsibility: Agricultural Commissioner, Agricultural Policy Advisory Commission, University of California Cooperative Extension, Watershed Management Section.

2.4 TIMBER

OBJECTIVE

2.4.1 To encourage the orderly economic production of forest products on a sustained yield basis under high environmental standards to protect the scenic and ecological values of forested areas and to allow the degree of orderly timber production that can be accomplished with the least possible adverse environmental impacts.

POLICIES

2.4.2 Restrict the division of large (over 20 acres) land ownerships in areas designated for Timber Resources on the General Plan Resources and Constraints Maps to preserve economic timber harvest units [See Section 11.4].

2.4.3 Prohibit development densities in Timberland Preserves in excess of 1 unit per ten acres average.

2.4.4 Encourage development clustering where appropriate to maintain the timber harvest potential on all lands designated as Timber Resources on the General Plan Resources and Constraints Maps.

2.4.5 Require land divisions below 40 acres per unit on land zoned as Timberland Preserve to prepare and adhere to a Timber Management Plan, and to cluster development on nontimbered portions of the property, under the control of a Planned Unit Development Permit.

2.4.6 Prohibit divisions of lands within the Timberland Preserve Zone into parcels less than 160 acres unless the following conditions are met:

a) The owners of the resulting parcels submit a joint Timber Management Plan prepared or approved as to content by a registered professional forester;

b) The owners of the resulting parcels enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland jointly and to abide by the provi- sions of the aforementioned Timber Management Plan for a minimum of 20 years.

In any case such division shall require approval by four-fifths vote of the Board of Supervisors.

2.4.7 Prohibit timber harvesting and equipment operations within 100 feet of streams, unless pre-authorized by the County Forester pursuant to the environmental review process; prohibit all timber cutting within 50 feet of major anadromous fish streams.

2.4.8 Allow the following types of activities as compatible uses in Timberland Preserve Zones:

Permitted Uses

a) The growing and harvesting of timber and other forest products, including Christmas trees, in conformance with the provisions of the Timberland Preserve Ordinance and the standards established under the Timber Harvest Ordinance.
b) Watershed Management.
c) Fish and wildlife habitat.
d) Grazing and other agricultural uses on that portion of the land not under timber production.
e) One single-family dwelling, with accessory structures and utilities, on a separate legal parcel with a minimum of 40 acres.
f) One guest house, on a legal parcel with a minimum of 40 acres.

Conditional Uses

a) Mineral production and quarry operations, in conformance with the provisions of the Quarry Regulations Ordinance.
b) Erection, construction, alteration and maintenance of gas, electric, water or communications facilities.
c) Outdoor recreation, educational or religious activities, in conformance with the provisions of the County's organized camp zoning regulations.
d) Conversion to agricultural uses not exceeding ten percent of the total of the timber area on the parcel.
e) One or more single-family dwellings, with accessory structures, at a density in conformance with the General Plan but not to exceed one dwelling unit per 10 acres; if more than two new dwellings are involved, the development proposal must be clustered and in conformance with an approved PUD (Planned Unit Development).

Conditional uses should be consistent with the purposes of the Forest Taxation Reform Act of 1976, the purposes of the TPZ Ordinance, and be supported by a Timber Management Plan.

2.4.9 Encourage timberland owners to apply for Timberland Preserve zoning. Rezonings to Timberland Preserves shall be in accordance with the procedures set forth in the County Zoning Ordinance.

2.4.10 Discourage rezoning of timberland from Timberland Preserve to alternate zone districts. Rezonings shall be in accordance with the procedures and provisions of Government Code Section 51134 and the County Zoning Ordinance.

2.4.11 Require careful environmental assessment of all timber harvest operations, with particular attention to erosion, slope instability, stream siltation, water quality degradation and effects on recreational uses, scenic values and wildlife.

2.4.12 Discourage the preemption of timber resources through low density zoning for lands designated as Timber Resource on the General Plan Resources and Constraints Maps and not within a Timberland Preserve [See Section 11.4].

2.4.13 Encourage Open Space Easements and Timberland Preserve applications on land containing timber resources to help preserve large parcels and the timber harvest potential of the land.

2.4.14 Deny any Timber Harvest application where an unmitigatable threat to soil or water resources has been identified or where it is found that geologic hazards cannot be mitigated to within acceptable risk levels.

2.4.15 Require the installation of erosion control measures by November 15, or the advent of significant rain, or the completion of the timber harvest, whichever occurs first. Prior to November 15, require adequate erosion control to be provided so as to prevent erosion from early storms.

2.4.16 Prohibit construction of landings, tractor trails or truck roads on slopes exceeding 70 percent, on active landslides, on slopes with evidence of recent instability, or where they will adversely affect slope stability, unless found through the environmental review process not to cause a significant environmental impact.

PROGRAMS

2.4.101 Encourage the planting and maintenance of new timber resources. Responsibility: County Forester, Planning Commission, Board of Supervisors, State Department of Forestry.

2.4.102 Continue stringent County control of timber harvest practices through the maintenance and periodic review and update of the Santa Cruz County Timber Harvest Ordinance. Responsibility: Board of Supervisors, Planning Commission, County Forester.

2.4.103 Prepare a Countywide Timber Management Plan which will guide timber management and harvesting practices in the County. Responsibility: County Forester, Planning Department.

2.4.104 Determine the present and projected use of wood as a fuel, assess the impacts of its use, and develop policies and programs to encourage and maintain a sustainable level of wood harvest for fuel consistent with the objectives of this section. Responsibility: Planning Department, State Department of Forestry, Monterey Bay Air Pollution Control District.

2.4.105 Monitor Timber Harvest applications to determine the level of, and ensure, compliance with Timber Harvest regulations. Responsibility: County Forester, Planning Commission.

2.4.106 Review the Timber Harvest Ordinance to incorporate the Water Quality Best Management Practices recommended by the State Department of Forestry based on their Water Quality Control (208) Study if and when approved. Responsibility: County Forester, Planning Commission.

2.4.107 Develop a program to encourage owners of property designated Timber Resource, but not in Timberland Preserve zoning, to apply for Timberland Preserve zoning under the "C-List" procedure established by state law. Encourage other efforts to secure Timberland Preserve zoning for lands designated as Timber Resource but not now in the Timberland Preserve Zone. Also seek methods to remove Timberland Reserve zoning on lands which have no timber value. Responsibility: County Forester, County Assessor, Board of Supervisors.

2.4.108 Institute a program to ensure adequate periodic updating and review of the County's Timber Harvest Inventory to continue the availability of high quality data for use in overall timber management. Responsibility: County Forester, Board of Supervisors.

2.5 MINERALS

OBJECTIVES

2.5.1 To allow the orderly economic extraction of minerals with a minimal adverse impact on aquifers, streams, scenic values and surrounding residential land uses.

2.5.2 To require restoration of quarry sites concurrently, where feasible, with the extraction of the mineral resource and the completion of quarry operations in any specific area; and to ensure that the rehabilitation and future use of quarry sites are in accordance with safety, conservation and open space values.

POLICIES

2.5.3 Establish a minimum parcel size of 40 acres per dwelling unit on properties containing Mineral Resources as designated on the General Plan Resources and Constraints Maps.

2.5.4 Require environmentally sound quarry operations through environmental impact assessments, restoration plans, and performance bonds for existing and future extraction areas under the Planned Quarry Permit review process.

2.5.5 Carefully control the impacts of mineral extraction or processing operations adjacent to riparian corridors in accordance with the provisions of the Riparian Corridor Ordinance.

2.5.6 Require preparation and approval of a Restoration Plan for a quarry site before operations commence. The Restoration Plan shall consider abandoned or depleted quarry sites for recreational uses or for future use as solid waste disposal sites where consistent with protection of water quality.

2.5.7 Designate Mineral Resources on the General Plan Resources and Constraints Maps to indicate quarries, quarry-related activities and quarry buffer areas. Permit quarry expansion within these designated areas to the extent that quarry operations comply with natural resource protection policies of the General Plan and are compatible with adjacent land uses.

PROGRAMS

2.5.101 Encourage and work with owners of abandoned quarries, such as the large site of the depleted Kaiser Olympia Quarry, to rehabilitate the sites. Responsibility: Planning Commission, Board of Supervisors.

2.5.102 Ensure rehabilitation of quarries for reuse when mining use is phased out in accordance with the Santa Cruz County Quarry Regulations Ordinance. Responsibility: Board of Supervisors.

2.5.103 Maintain the County Quarry Regulations Ordinance and apply Natural Resource Conservation zoning, after identification, to the designated Mineral Resource areas to identify and protect those lands for quarry use and allow extraction operations pursuant to a Planned Quarry Permit. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

2.6 ENERGY

OBJECTIVE

2.6.1 To maximize conservation and efficient use of energy in the private and public sectors and encourage the development and use of locally available renewable energy resources in order to reduce dependence on imported and nonrenewable energy supplies.

POLICIES

2.6.2 Encourage the incorporation of cost-effective active and passive heating and cooling and natural daylighting design principles in the location and construction of all new buildings and in the renovation and remodeling of existing buildings.

2.6.3 Reduce the use of nonessential decorative and advertising uses of electricity and fossil fuels.

2.6.4 Promote cooperation with other local government agencies, state and federal government agencies, public utilities, and community organizations in obtaining funding and implementing energy conservation and renewable energy development programs.

2.6.5 Support legislative and administrative actions which will amend utility rate structures to discourage the overuse of energy, to reduce peak electricity demand loads, and to encourage the use of life-line rates.

2.6.6 Cooperate with other local government agencies, special districts and contiguous counties to explore joint efforts to develop sewage and solid waste reclamation and conversion alternatives which will provide a net energy benefit to the County and conserve resources.

2.6.7 Encourage and stimulate energy conservation and the use of renewable energy through retrofit programs for residential, agricultural, commercial and industrial land uses.

2.6.8 Continue to support installation of energy-efficient street lighting.

2.6.9 Require hot tubs and heated swimming pools to use the most energy-efficient heating system available.

PROGRAMS

2.6.101 Develop, adopt and implement a comprehensive Energy Element to the General Plan to promote and manage the economically and environmentally sound development of energy resources in the County. Responsibility: Planning Department, Planning Commission, Board of Supervisors, Energy Commission.

2.6.102 Develop, adopt and enforce energy conservation design standards for new construction in Santa Cruz County which are specifically suited to local conditions of climate, energy use, and construction costs, consistent with state standards. Responsibility: Planning Commission, Energy Commission, Planning Department.

2.6.103 Develop and implement incentives and requirements to improve the energy efficiency of existing buildings with cost-effective conservation measures. Responsibility: Energy Commission, Planning Commission, Planning Department.

2.6.104 Review zoning ordinance setback requirements for their impacts on the energy-efficient use of space and sunlight, and amend the setback ordinance to provide for maximum flexibility in placement of buildings, fences, and appurtenant structures consistent with the policies of the General Plan. Responsibility: Planning Commission, Energy Commission, Planning Department.

2.6.105 Establish design criteria for new development to facilitate cost-effective active and passive heating and cooling of buildings, including guidelines for siting, orientation and landscaping. Responsibility: Energy Commission, Planning Commission, Planning Department.

2.6.106 Establish design criteria for siting new residential development to maximize unobstructed access to solar energy, and amend the Zoning Ordinance as necessary to provide solar access to the maximum extent feasible. Responsibility: Planning Commission, Energy Commission, Planning Department.

2.6.107 Develop and adopt an ordinance to protect existing solar access from future encroachment and preserve long-term solar access for parcels in newly created subdivisions. Responsibility: Planning Commission, Board of Supervisors, Planning Department.

2.6.108 Adopt a Solar Energy Code to establish performance standards for solar equipment and installations, with appropriate modifications for local conditions. Responsibility: Energy Commission, Board of Supervisors, Planning Department.

2.6.109 Conduct energy audits at all County facilities and develop and implement programs to minimize energy consumption. Responsibility: Mechanical Services Department, Energy Commission.

2.6.110 Design all new County building or major remodels to incorporate energy conservation and/or renewable energy systems, where feasible and cost-effective, and to equal or exceed the energy efficiency standards of the State Energy Commission. Responsibility: County Administrative Office.

2.6.111 Investigate and implement, where feasible and cost-effective, uses of renewable fuels for all County building operations and vehicles. Responsibility: County Administrative Office, Mechanical Services Department, Energy Commission.

2.6.112 Conduct an energy audit of the existing County vehicle fleet and operations to include monitoring vehicle energy consumption and forecasting consumption and projected costs. Develop and apply life-cycle energy costing criteria to determine the most energy-efficient, cost-effective options for vehicle and fuel purchases. Responsibility: Mechanical Services Department

2.6.113 Explore the feasibility of requiring solar hot water and space heating systems in all new construction where cost-effective. Responsibility: Energy Commission, Planning Department, Planning Commission, Board of Supervisors.

2.6.114 Consider assigning priority processing for residential and commercial projects, where total annual energy savings can be demonstrated to be 50% or more than in conventional projects. Responsibility: Energy Commission, Planning Department, Planning Commission, Board of Supervisors.

NOTE: Energy-related policies are also found in the following sections:

2.3 Agriculture
2.4 Timber
7.1 Domestic Water Supply
7.2 Sanitation
7.6 Solid Water Management
7.8 Energy Distribution



Section 3

PUBLIC HEALTH AND SAFETY

SEISMIC HAZARDS 3.1
SLOPE STABILITY 3.2
EROSION 3.3
FLOOD HAZARD 3.4
FIRE HAZARDS 3.5
NOISE 3.6
AIR QUALITY 3.7

PUBLIC HEALTH AND SAFETY

INTRODUCTION

The policies for the Public Health and Safety section came from the Seismic Safety, Fire Safety, and Noise Elements, County Ordinances and Resolutions, the Area Plans, the Parks, Recreation and Open Space Plan, the San Lorenzo River Watershed Management Plan, the County's Developable Land Standards, the Growth Managment Program Environmental Impact Report, the AMBAG Air Quality Plan, and the Federal Floodplain Management Guidelines and Federal Flood Regulations.

The Seismic Hazards policies require geologic review for new development in designated fault zones. Parcel sizes and setbacks from fault traces are also specified for these hazard areas. Programs call for the development of seismic design criteria, the use of a Seismic Hazard Combining Zone District, public education programs, and a hazardous building abatement program.

The Slope stability policies require geologic review of new development in landslide-prone areas, on slopes greater than 30%, and within 100 feet of coastal bluffs. Slopes above 30% in urban areas and 50% in rural areas are not considered developable.

The policies in the Erosion section call for careful drainage and erosion control plans for all new development and set forth standards for the prevention of erosion and siltation. Programs include an Erosion Control Plan to correct existing erosion problems and an Erosion Control Ordinance for the implementation of erosion, sediment, and runoff control measures.

The policies regarding Flood Hazards require new development to be located outside of the 100-year floodplain wherever possible. Programs include long-range flood protection for the areas around the lower San Lorenzo River, Pajaro River, and Soquel Creek and a Floodplain Management Program in accordance with the Federal Flood Insurance Program.

The Fire Hazards policies establish road standards and development requirements for fire protection including water availability, vegetation clearance around structures, secondary access, and location outside of Critical Fire Hazard areas. Programs relate to improving fire protection throughout the County.

The Noise section includes policies relating to land use, ground transportation and air transportation. Noise standards for new development are set and a Noise Ordinance or Zoning Ordinance and Building Code amendments are called for to limit noise levels from land uses and other individual sources. Existing noise abatement programs and ordinances are to be enforced.

The Air Quality policies encourage transit, bicycle, and pedestrian modes of transportation rather than automobiles, clustering of development; and the maintenance of adequate vegetated and forested areas for their air pollution filtering functions. Programs provide for continuing support of air quality monitoring and enforcement by the Monterey Bay Unified Air Pollution Control District, particularly of industrial and agricultural air pollution.

3.0 PUBLIC HEALTH AND SAFETY

GOALS

3.0.1 To protect human life and private property and to minimize public expenses by preventing inappropriate use and development in those areas which, by virtue of natural dynamic processes, present a potential threat to the public health, safety and general welfare.

3.0.2 To prevent degradation of the environment and provide a high quality of life by controlling the adverse effects of the processes of urbanization and human activities.

3.1 SEISMIC HAZARDS

OBJECTIVE

3.1.1 To reduce the potential for loss of life, injury, and property damage resulting from earthquakes by: regulating the siting and design of new development in seismic hazard areas including fault zones and liquefaction areas; encouraging open space, agricultural or low density land use in the fault zones; and increasing public information and awareness of seismic hazards.

POLICIES

3.1.2 Require a review of geologic hazards for all new discretionary development projects, including the creation of new lots, in designated fault zones. Fault zones designated for review include the Butano, Sargeant, Zayante, and Corralitos complexes, as well as the State designated Seismic Review Zones on the San Andreas and San Gregorio Faults. Required geologic reviews shall examine all potential seismic hazards including surface rupture, groundshaking, liquefaction, and landsliding, and may consist of a Geologic Hazards Assessment where a more complete investigation is not otherwise required. Such Assessment shall be prepared by County staff, or a registered geologist may conduct this review at the applicant's choice and expense.

3.1.3 Require a Preliminary Geologic Investigation by a registered geologist for single-family dwellings in the San Andreas Fault Zone, and a Full Geologic Report by a registered geologist for develpment proposals, other than single-family dwellings, in the San Andreas and San Gregorio Fault Zones.

3.1.4 Require a full geologic investigation by a registered geologist whenever a significant potential hazard is identified by a Geologic Hazards Assessment, and prior to the construction of any new public facility or critical structure within the designated fault zones.

3.1.5 Require site-specific geologic investigation by a registered geologist of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review, and when a significant potential hazard exists a site-specific geologic investigation shall be required.

3.1.6 Encourage the clustering of development away from potentially hazardous areas and condition development permits based on the recommendations of the site's Hazard Assessment or detailed geologic investigation.

3.1.7 Approve the final density of a development proposal only if it is consistent with the recommendations of the geologic reports. Deny the location of the proposed development if it is found that the hazards on the site cannot be mitigated to within acceptable risk levels.

3.1.8 Require land divisions within the designated fault zones to conform to the following densities:

a) A 20-acre minimum net developable parcel size when the proposed building site(s) cannot be set back 100 feet from landslides. A 50-foot setback from fault traces is required. No home may be sited on an active landslide.

b) A 10-acre minimum net developable parcel size if building sites can be set back 50 feet from active fault traces and 100 feet from landslides.

c) A 2 1/2-acre minimum net developable parcel size (with an overall average parcel size of 5 net developable acres), if building sites are set back 75 feet from active fault traces and 125 feet from landslides.

d) The minimum lot sizes permitted by the General Plan within the Urban Services Line if building sites can be set back 50 feet from active fault traces.

3.1.9 Require full geologic investigation prior to the construction of new reservoirs, especially those within the Zayante Fault Zone, and if an unmitigatable hazard exists, relocation of the reservoir. New dams shall be constructed according to high seismic design standards

3.1.10 Exclude land within 50 feet of an active or potentially active fault trace from density calculations for land divisions. Require 50-foot setbacks for all residential structures and 100-foot setbacks for all commercial, multi-residential and critical structures from active or potentially active fault traces.

3.1.11 Require all new structures within a known fault zone or in an area subject to high or very high liquefaction potential, to be developed to withstand groundshaking generated by the design earthquake on the San Andreas Fault.

3.1.12 Require all new public facilities and critical structures to be designed to withstand the expected groundshaking during a large earthquake.

3.1.13 Require the developer of a parcel in an area of known geologic hazards to record, with the County Recorder, a Notice of Hazards and the level of prior geologic investigation conducted.

PROGRAMS

3.1.101 Develop seismic design criteria with the advice of qualified professionals in order to aid builders and homeowners in constructing safe structures. Responsibility: Planning Department.

3.1.102 Prepare and implement a Seismic Hazard Combining Zone District in all areas having a high, moderate or uncertain surface rupture potential in order to place all existing regulations into one concise ordinance, and to notify future buyers of these policies as they pertain to individual parcels. Responsibility: Board of Supervisors, Planning Commission, Planning Department.

3.1.103 Prepare and implement a Liquefaction Combining Zone District in all areas subject to high liquefaction hazard when precise technical information regarding the extent and activity of liquefiable materials is available. Responsibility: Board of Supervisors, Planning Commission, Planning Department.

3.1.104 Evaluate all existing public facilities to determine whether they can maintain their structural integrity during a large earthquake. Responsibility: Department of Public Works, Board of Supervisors, State of California.

3.1.105 Identify critical structures that were constructed prior to the adoption of current UBC earthquake design requirements, and strengthen them structurally if possible or phase out their use. Responsibility: Office of Emergency Services, Department of Public Works, Board of Supervisors, State of California.

3.1.106 Evaluate the probable response of community service agencies and emergency facilities to a damaging earthquake, and develop contingency plans for post-disaster emergency operations. Responsibility: Office of Emergency Services.

3.1.107 Revise existing seismic hazard maps as new, reliable information becomes available. Responsibility: Planning Department.

3.1.108 Develop public education programs to increase public awareness of seismic hazards, and to inform the public of proper procedures before, during and after an earthquake that can help to minimize injury and property loss. Responsibility: Planning Department, Office of Emergency Services.

3.1.109 Establish a program of hazardous building abatement, giving the following structures priority:

a) Unreinforced masonry structures;
b) Buildings constructed prior to 1955;
c) Critical facilities:
    1. Essential facilities: buildings whose use is necessary during an emergency;
    2. Buildings whose occupancy is involuntary;
    3. High occupancy buildings.

Single-family dwellings should be given lowest priority in the abatement program. Responsibility: Planning Department, Department of Public Works, Board of Supervisors, State of California.

3.2 SLOPE STABILITY

OBJECTIVE

3.2.1 To reduce the safety hazards and property damages caused by landslides and other down-slope ground movements affecting land use activities in areas of unstable geologic formations, steep slopes and coastal bluff retreat.

POLICIES

3.2.2 Require a Geologic Hazards Assessment of all discretionary permits including grading permits within areas of known slope instability, in all cases where development is planned on slopes greater than 30%, and for all projects, including permits for single-family dwellings on existing parcels of record, in the designated Landslide Review Area. Such assessment shall be prepared by County staff, or a registered geologist may conduct this review at the applicant's choice and expense.

3.2.3 Require a detailed geological investigation by a registered geologist when the Hazards Assessment identifies unsafe geologic conditions in an area of proposed development.

3.2.4 Require an engineering geology or a soils report, as determined by staff, on any proposed grading project where a significant potential hazard has been identified in the area of proposed grading activities.

3.2.5 Require a Geologic Hazard Assessment by the staff geologist for all development proposals within 100 feet of a coastal bluff edge. A full geologic investigation shall be required if a significant potential hazard to the proposed structure is identified from the Assessment. The setback for structures shall be determined from conditions on and adjoining the site but, in general, a 50-foot setback shall be maintained. Projects shall be sited and designed for a minimum 50-year life time as demonstrated by the geologic investigation or Hazard Assessment report. Seawall construction should only be considered where a significant threat to an existing structure exists, where seawalls have been constructed on adjoining parcels, and where rip rap would not, adequately protect the structure.

3.2.6 Condition development and grading permits based on the recommendations of the Hazard Assessment and other detailed soils or geology investigations.

3.2.7 Deny the location of a proposed development or permit for a grading project if it is found that geologic hazards cannot be mitigated to within acceptable risk levels; and approve development proposals only if the project's density reflects consideration of the degree of hazard on the site, as determined by available geotechnical information.

3.2.8 Exclude land with slopes exceeding 30 percent in urban areas and 50 percent in rural areas and land with recent or active landslides from density calculations for land divisions.

3.2.9 Require clustering of structures away from potential unstable slopes in landslide-prone areas. Require drainage plans that direct runoff and drainage away from unstable slopes.

3.2.10 Prohibit the location of septic leachfields in areas subject to landsliding, unless investigation by a registered geologist or registered civil engineer (with soils and geology background) indicates that such placement will not adversely affect slope stability.

3.2.11 Require the developer of a property in an area subject to known geologic hazards to record, with the County Recorder, a Notice of Hazards and the level of prior geotechnical investigation conducted.

3.2.12 Require an engineering report and engineering supervision to ensure effective road reconstruction where there have been washouts or landslides on private or public roads; and require geologic and engineering review of all proposed road construction in landslide-prone areas.

PROGRAMS

3.2.101 Implement a program to record the public and private costs of landslides and to identify existing landslides, and revise County maps as additional information becomes available. Encourage property owners and public agencies to control landslide conditions which threaten structures or roads. Responsibility: Planning Department.

3.2.102 Update and maintain public information brochures concerning landslide hazards and guidelines for hillside development as new information becomes available. Responsibility: Planning Department.

3.3 EROSION

OBJECTIVE

3.3.1 To control erosion and siltation orginating from existing conditions and current land-use activities and from new developments, in order to reduce damages to soil, water, and biotic resources.

POLICIES

3.3.2 Exclude land with slopes exceeding 30 percent in urban areas, and 50 percent in rural areas, from density calculations for land divisions.

3.3.3 Prohibit structural improvements in discretionary projects on slopes in excess of 30 percent, except for a single-family dwelling on an existing lot of record.

3.3.4 Deny any grading project or timber harvest application where a potential danger to soil or water resources has been identified and adequate mitigation measures cannot be undertaken.

3.3.5 Require, as a condition of new development approval, abatement of any grading or drainage condition on the property which gives rise to existing or potential erosion problems.

3.3.6 Require development plans in rural areas to indicate the areas where vegetation is to be removed (building and construction envelopes). Vegetation removal shall be limited to that amount indicated on the approved development plans and shall be consistent with fire safety requirements.

3.3.7 Require protection of exposed soil from erosion between October 15 and April 15; and require vegetation and stabilization of disturbed areas prior to completion of the project.

3.3.8 Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enchance long-term stability.

3.3.9 Require containment of all sediment on the site during construction; and require drainage improvements for the completed development that will provide for runoff control, including on-site retention or detention where appropriate.

3.3.10 Prohibit earthmoving operations in areas subject to very high or high erosion hazard potential and in Least-Disturbed or Water-Supply Watersheds between October 15 and April 15, unless preauthorized by the Building Official. If such activities take place, measures to control erosion must be in place at the end of each day's work.

3.3.11 Require site design in areas subject to very high or high erosion hazard potential and in Least-Disturbed or Water-Supply Watersheds to minimize grading activities and reduce vegetation removal based on the following guidelines:

a) Structures should be clustered;
b) Access roads and driveways should not cross slopes greater than 50 percent; cuts and fills should not exceed 10 feet;
c) Foundation designs should not require major excavation or fill;
d) Building and access envelopes should be designated on the basis of site inspection to avoid particularly erodable areas;
e) Require all sidecast material to be recompacted to engineered standards, reseeded, and mulched and/or burlap covered.

3.3.12 Require approval of final site development plans, including drainage and erosion control plans, for new development in areas subject to very high or high erosion hazard potential and in Least-Disturbed or Water-Supply Watersheds prior to authorization of any clearing and grading activities.

PROGRAMS

3.3.101 Identify existing erosion problems on public and private lands and prepare and implement an Erosion Control Plan with adequate budget to remedy those problems. Responsibility: Planning Department, Department of Public Works, Planning Commission, Soil Conservation Service, Resource Conservation District, Board of Supervisors.

3.3.102 Adopt and enforce a comprehensive Erosion Control Ordinance requiring control of existing erosion problems as well as the installation of erosion, sediment, and runoff control measures in new developments. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

3.3.103 Establish an active erosion control education program for the general public, builders, and staff, in cooperation with the Resource Conservation District and the Soil Conservation Service. Responsibility: Planning Department.

3.4 FLOOD HAZARD

OBJECTIVES

3.4.1 To protect new and existing structures from flood hazards in order to minimize the economic damages and threats to public health and safety.

3.4.2 To prevent adverse impacts on flood plains, and to maintain their beneficial function for flood water storage and transport and for biotic resource protection.

POLICIES

3.4.3 Require a Geologic Hazard Assessment for all development proposals within the County's flood plains in order to determine the limits and elevations of the 100-year flood waters.

3.4.4 Approve only those grading applications and development proposals that do not present a flood hazard or add to flooding damage potential.

3.4.5 Allow new development in areas immediately adjacent to coastal beaches only if a geologist determines that wave action, storm swell, tsunami innundation or other potential dangers are not a hazard to the proposed development. Such determination shall be made by the staff geologist, or a registered geologist may conduct this review at the applicant's choice and expense.

3.4.6 Require new utilities, critical facilities, and non-essential public structures to be located outside the 100-year flood plains and coastal innundation areas, unless such facilities are necessary to serve existing uses and there is no other feasible location.

3.4.7 Allow land divisions in the 100-year flood plain only if it can be shown through the environmental review process that the project will not subject the future inhabitants to significant flood hazards and damages or adversely affect public health, welfare and safety.

3.4.8 Exclude the area within the 100-year flood plain from use for residential density calculations for parcels in areas outside the Urban Services Line or not served by sewer districts.

3.4.9 Allow a density credit at the discretion of the Planning Commission and/or Board of Supervisors of a property's acreage within the 100-year flood plain if the residential development proposal is located within the Urban Services Line, is served by sewers, is bordered by existing similarly developed lots, is not at a density higher than the surrounding areas, is consistent with the character of the surrounding area, and will cause no adverse impacts on downstream or upstream flooding. Exclude the portion of the property designated as floodway from density calculations.

3.4.10 Restrict any new construction to the area outside the designated flood plain if a buildable portion of the parcel exists outside the flood plain. Encourage clustering of those structures that are built within the flood plain.

3.4.11 Elevate the habitable portions of residential structures above the 100-year flood level where constructed within a flood plain. Require flood-proofing of nonresidential structures if elevation is not feasible.

3.4.12 Prohibit the location of septic systems and leachfields or the placement of fill within the 100-year flood plain.

PROGRAMS

3.4.101 Pursue a comprehensive Flood Plain Management Program in accordance with the Federal Flood Insurance Program. Responsibility: Planning Department.

3.4.102 Revise County flood plain maps as updated information becomes available: Responsibility: Planning Department.

3.4.103 Develop management plans for the lower San Lorenzo River, lower Soquel Creek, and the Pajaro River which would address long range flood protection as well as environmental protection and aesthetic enhancement. Responsibility: Planning Department, City of Santa Cruz, City of Watsonville, U.S. Army Corps of Engineers, State Fish and Game Department.

3.4.104 Prepare and implement a Flood Plain Combining Zone District in order to place all existing regulations into one concise and consistent ordinance and to notify future buyers of the policies as they pertain to affected parcels. Responsibility: Planning Commission, Planning Department.

3.4.105 Maintain culverts and drainage facilities on County roads, and eliminate log-jams and other obstructions from stream courses. Responsibility: Department of Public Works, Watershed Management Section.

3.4.106 Make information available to property owners located in flood plains and coastal innundation areas to encourage participation in the Federal Flood Insurance Program. Responsibility: Planning Department.

3.4.107 Adopt a flood plain warning system for the San Lorenzo River, Soquel Creek, and Pajaro River as soon as the necessary technical information is developed. Responsibility: Watershed Management Section, Office of Emergency Services.

3.4.108 Prepare detailed tsunami evacuation plans for coastal areas subject to the hazard. Responsibility: Office of Emergency Services.

3.4.109 Prepare and adopt an emergency warning system and detailed evacuation plans for areas subject to innundation in the event of failure of the Newell Creek Dam. Responsibility: Office of Emergency Services.

3.5 FIRE HAZARDS

OBJECTIVE

3.5.1 To protect the public from natural fire hazards and reduce the risk of wildfires by mitigating or minimizing use and development in high fire hazard areas and by maximizing fire prevention measures and citizen awareness of fire hazards.

POLICIES

3.5.2 Require all new development, including single-family dwellings on existing parcels of record, to provide an adequate road for fire protection in conformance with the following standards:

a) The road width shall be a minimum of 16 feet for all roads or driveways serving more than two habitable structures, and 12 feet for a road or driveway serving two or fewer habitable structures. Where it is environmentally infeasible to meet these criteria (due to excessive grading or tree removal), a 12-foot wide all-weather road with 12-foot wide by 30-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire department.

b) Obstruction of the road width, as required above, including the parking of vehicles, shall be prohibited.

c) The road surface shall be "all-weather", which means a minimum of five inches of compacted aggregate base rock, Class 2 or equivalent.

d) Where the grade of the road exceeds 15 percent, the base rock shall be overlain by 1 1/2 inches of asphaltic concrete, Type [illegible] or equivalent.

e) The maximum grade of the road shall not exceed 20 percent, with grades of 15 percent not permitted for distances of more than 200 feet at a time.

f) The road shall have an overhead clearance of 14 feet vertical distance of its entire width and length, including turnouts.

g) An access road shall not end farther than 150 feet from any habitable structure. A turning area which meets the requirements of the fire department shall be provided at the end of the road.

h) Bridges shall be at least 16 feet wide, capable of supporting a minimum of 25 tons, and have guard rails. Width and support requirements may be modified with the approval of the fire department.

i) Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.

j) All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.

Exceptions to these standards may be granted at the discretion of the fire department for single-family dwellings on existing parcels of record in the following situations:

a) If an agreement is made to join an existing or form a new road maintenance agreement group.

b) If certain road improvements are made, as determined by the fire officials, and provided that the fire department determines that adequate fire protection can still be provided.

Proposals for new developments which are served by roads not meeting these standards will be required to upgrade the roads before, or as a condition of approval.

3.5.3 Condition approval of all new development within the Urban Services Line on meeting the following minimum fire protection standards:

Land Use	Water Flow Rates*	Response Time
Residential-Urban Low	750-1500 gpm/1 hr.	10 minutes
Residential-Urban Medium & High	1500-3000 gpm/2 hr.	10 minutes**
Commercial and Industrial	1000-4000 gpm/1-4 hrs.	10 minutes

* Measured at 20 psi. These rates are flow guidelines; exact requirements will be determined by the appropriate fire department official.
** 5 minutes desired.

3.5.4 Condition approval of all new development outside the Urban Services Line, including single-family dwellings on existing parcels of record, on meeting the following fire protection standards:

a) House numbers shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the numbers shall be set adjacent to the driveway or access road to the property. House numbers shall be posted when construction begins.

b) Provide adequate water availability, defined as a minimum sustained flow of 200 gallons per minute for 20 minutes. This can be provided from an approved water system within 300 feet of a habitable structure; by the fire fighting equipment of the fire district within which the property is located; or by an individual water storage facility (water tank, swimming pool, etc.) on the property itself. The fire department shall determine the adequacy and location of individual water storage to be provided.

c) Maintain around all structures a clearance of not less than 30 feet or to the property line (whichever is a shorter distance) of all flammable vegetation or other combustible materials; or for a greater distance as may be prescribed by the fire department.

d) Provide automatic smoke detectors as required by the Uniform Building Code and one-half inch mesh screen on all chimneys. Sprinkler systems and fire alarm systems are recommended, and shall meet the requirements of the fire department.

e) Provide adequate disposal of refuse. All development outside refuse collection boundaries shall be required to include a suitable plan for the disposal of flammable refuse. Refuse disposal shall be in accordance with state, County or local plans or ordinances. Where practical, refuse disposal should be by methods other than open burning.

f) Provide, in Critical Fire Hazard Areas, roof construction of fire retardant materials such as tile, asphalt or asbestos combination, or treated fire retardant shingles or equivalent as per Section 3203(e) of the Uniform Building Code, or as approved

by the fire department. Exterior walls constructed of fire resistant materials are recommended, but are not necessarily required. Critical Fire Hazard Areas are defined as high wildfire hazard areas, comprised of chaparral vegetative cover in all slope categories. The extent and location of these areas for individual parcels shall be determined by a site inspection by planning staff and fire officials. Vegetation removal will not be allowed as a means of removing the Critical Fire Hazard designation. Aerial photographs on file with the Planning Department will be used as an aid to resolve disputes which arise in that regard in conjunction with the appropriate fire officials. The major Critical Fire Hazard Areas are shown on the General Plan Resources and Constraints Maps.

3.5.5. Require all new development outside the Urban Services Line, other than a single-family building permit on an existing parcel of record, to meet the following fire protection standards:

a) Location on a non-dead-end road or provide secondary access. If this condition cannot be met, development may take place only at the lowest density allowed for the area by the General Plan. A dead-end road is defined as a road serving more than two houses and having only one means of ingress and egress. A property is defined as being located on a dead-end road if it is located on a dead-end road and is more than one-half mile from the nearest intersection with a through road (non-dead-end) to the proposed location of a structure(s). An adequate secondary access road is one which provides emergency access by means of a minimum 12-foot wide all-weather surface road with a recorded right of access and maintenance. The provision of a secondary access road will mitigate the safety hazard brought about by location on a dead-end road. The secondary access may be provided with a gate or other barrier on the approval of the fire official.

b) Location within the response time of 20 minutes from the fire station which is responsible for serving the parcel. If this is not possible, development may take place only at the lowest density allowed by the General Plan. Response time is defined as the length of time between the departure of fire ground vehicles from the fire station to their arrival at the location of the proposed structure(s).

c) Location of the building site outside of any designated Critical Fire Hazard Area, as defined above. If building sites cannot be located outside a Critical Fire Hazard Area, the following criteria must be met:

   1) If the parcel is served by a through road or by secondary access, development may be approved only at the lowest density allowed on the General Plan.

   2) If the parcel is on a dead-end road and cannot develop secondary access, development may consist of only one single-family residence on the existing parcel of record; all land divisions must be denied.

3) If all the following criteria are met, development may proceed at a density the same as for projects located outside the Critical Fire Hazard Area:
   (a) The project lies within the area* designated by the County Fire Marshal and California Department of Forestry as a mitigatable Critical Fire Hazard Area [See Critical Fire Hazard Area map], based upon the following criteria:
      (1) extent of the critical fire hazard vegetation,
      (2) distance to adjacent fire hazard areas,
      (3) accessibility for fire fighting equipment,
      (4) air moisture content,
      (5) historic record of wildland fires,
      (6) slope and terrain;
   (b) The project can meet the vegetation modification requirements called for by the Fire Official, based upon an on-site inspection, including appropriate erosion control facilities. The homeowner must maintain this vegetation modification in order to assure long-term protection. Land clearing or vegetation modification which exceeds one acre, whether planned to take place prior to or after development approval, must submit an erosion control plan for the review and approval of the County Watershed Management Section. Vegetation modification plans shall not be allowed which introduce non-native invasive plant species, and wherever possible should utilize native fire-resistant vegetation;
   (c) The project can meet the standards established by the Fire Official for water supply and/or water storage for fire fighting purposes.

3.5.6 Limit newly constructed dead-end roads without secondary access serving more than one parcel in new minor land divisions to not exceed the following distances from an adequate through road unless approved by the applicable fire protection agency; in no case shall a new dead-end road exceed 1/2 mile in length.

Urban & Suburban General Plan designation	500'
Rural General Plan designation	1000'
Mountain General Plan designation	1500'

The standard for new subdivisions of 5 or more lots shall not exceed 500' unless approved by the applicable fire protection agencies and the Department of Public Works.

3.5.7 Require the creation or expansion of County service areas (to provide road maintenace), road maintenance agreements or associations (deemed adequate to provide appropriate road maintenance) for all new private roads, and for land divisions in rural areas served by private roads.

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*This area has been mapped to denote areas where the fire hazard is of lesser concern, if mitigated by vegetation modification and water supply/storage supplementation. The boundary of the area is outside the Urban Services Line and includes an area bordered by the following roads: From Day Valley Road to Freedom Boulevard, to Hames Road, to Browns Valley Road, to Hazel Dell Road, to Gaffey Road, down Highway 152 to Carlton Road, Carlton Road to Highway 129, and ending at Murphy Road.

3.5.8 Require all subdivisions, multiunit residential complexes, commercial and industrial complexes to obtain, prior to permit approval, certification from the appropriate fire protection agency that adequate fire protection is available.

3.5.9 Discourage location of public facilities and critical utilities in Critical Fire Hazard Areas. When unavoidable, special precautions shall be taken to ensure the safety and uninterrupted operation of these facilities.

PROGRAMS

3.5.101 Encourage fire protection agencies to enter into first alarm response and initiate contractual agreements in order to assure that the fire unit nearest the fire will respond on first alarm to a fire emergency. Responsibility: Fire Marshal, Board of Supervisors, Fire Protection Agencies.

3.5.102 Eliminate duplicate street names within a single fire district, and establish a uniform street numbering pattern. Responsibility: Board of Supervisors, Planning Commission, Cities, Postal Service, Planning Department.

3.5.103 Define levels of fire protection services using criteria relating to distance from fire stations, density of development and magnitude of fire risk. Responsibility: Board of Supervisors, LAFCO, Planning Department, Fire Marshal.

3.5.104 Develop firebreak standards for new development to separate communities or clusters of structures from native vegetation. Responsibility: Planning Department, County Forester, Fire Marshal, Board of Supervisors, State Department of Forestry.

3.5.105 Develop an overall firebreak plan in Critical Fire Hazard Areas and implement the plan in conjunction with the Department of Forestry and fire protection agencies. Responsibility: Board of Supervisors, Planning Department, Fire Marshal, State Department of Forestry, Fire Protection Agencies, County Forester.

3.5.106 Investigate and recommend methods of reducing fuel available for wildfires, including a controlled burning program and removing slash from storm damage. Responsibility: State Department of Forestry, Fire Marshal, Fire Protection Agencies, Planning Department.

3.5.107 Amend the County Building Code to require safer exterior building standards, and to require fire retardant materials to be used on the exterior of structures within Critical Fire Hazard Areas. Responsibility: Board of Supervisors, Chief Building Inspector, Fire Marshal.

3.5.108 Provide, to the maximum extent feasible, two emergency access routes for all communities, with at least one developed to County standards. Responsibility: Board of Supervisors, Planning Department, Department of Public Works.

3) If all the following criteria are met, development may proceed at a density the same as for projects located outside the Critical Fire Hazard Area:
   (a) The project lies within the area* designated by the County Fire Marshal and California Department of Forestry as a mitigatable Critical Fire Hazard Area [See Critical Fire Hazard Area map], based upon the following criteria:
      (1) extent of the critical fire hazard vegetation,
      (2) distance to adjacent fire hazard areas,
      (3) accessibility for fire fighting equipment,
      (4) air moisture content,
      (5) historic record of wildland fires,
      (6) slope and terrain;
   (b) The project can meet the vegetation modification requirements called for by the Fire Official, based upon an on-site inspection, including appropriate erosion control facilities. The homeowner must maintain this vegetation modification in order to assure long-term protection. Land clearing or vegetation modification which exceeds one acre, whether planned to take place prior to or after development approval, must submit an erosion control plan for the review and approval of the County Watershed Management Section. Vegetation modification plans shall not be allowed which introduce non-native invasive plant species, and wherever possible should utilize native fire-resistant vegetation;
   (c) The project can meet the standards established by the Fire Official for water supply and/or water storage for fire fighting purposes.

3.5.6 Limit newly constructed dead-end roads without secondary access serving more than one parcel in new minor land divisions to not exceed the following distances from an adequate through road unless approved by the applicable fire protection agency; in no case shall a new dead-end road exceed 1/2 mile in length.

Urban & Suburban General Plan designation	500'
Rural General Plan designation	1000'
Mountain General Plan designation	1500'

The standard for new subdivisions of 5 or more lots shall not exceed 500' unless approved by the applicable fire protection agencies and the Department of Public Works.

3.5.7 Encourage the creation of road maintenance agreements and associations for all new private roads.

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*This area has been mapped to denote areas where the fire hazard is of lesser concern, if mitigated by vegetation modification and water supply/storage supplementation. The boundary of the area is outside the Urban Services Line and includes an area bordered by the following roads: From Day Valley Road to Freedom Boulevard, to Hames Road, to Browns Valley Road, to Hazel Dell Road, to Gaffey Road, down Highway 152 to Carlton Road, Carlton Road to Highway 129, and ending at Murphy Road.

3.5.8 Require all subdivisions, multiunit residential complexes, commercial and industrial complexes to obtain, prior to permit approval, certification from the appropriate fire protection agency that adequate fire protection is available.

3.5.9 Discourage location of public facilities and critical utilities in Critical Fire Hazard Areas. When unavoidable, special precautions shall be taken to ensure the safety and uninterrupted operation of these facilities.

PROGRAMS

3.5.101 Encourage fire protection agencies to enter into first alarm response and initiate contractual agreements in order to assure that the fire unit nearest the fire will respond on first alarm to a fire emergency. Responsibility: Fire Marshal, Board of Supervisors, Fire Protection Agencies.

3.5.102 Eliminate duplicate street names within a single fire district, and establish a uniform street numbering pattern. Responsibility: Board of Supervisors, Planning Commission, Cities, Postal Service, Planning Department.

3.5.103 Define levels of fire protection services using criteria relating to distance from fire stations, density of development and magnitude of fire risk. Responsibility: Board of Supervisors, LAFCO, Planning Department, Fire Marshal.

3.5.104 Develop firebreak standards for new development to separate communities or clusters of structures from native vegetation. Responsibility: Planning Department, County Forester, Fire Marshal, Board of Supervisors, State Department of Forestry.

3.5.105 Develop an overall firebreak plan in Critical Fire Hazard Areas and implement the plan in conjunction with the Department of Forestry and fire protection agencies. Responsibility: Board of Supervisors, Planning Department, Fire Marshal, State Department of Forestry, Fire Protection Agencies, County Forester.

3.5.106 Investigate and recommend methods of reducing fuel available for wildfires, including a controlled burning program and removing slash from storm damage. Responsibility: State Department of Forestry, Fire Marshal, Fire Protection Agencies, Planning Department.

3.5.107 Amend the County Building Code to require safer exterior building standards, and to require fire retardant materials to be used on the exterior of structures within Critical Fire Hazard Areas. Responsibility: Board of Supervisors, Chief Building Inspector, Fire Marshal.

3.5.108 Provide, to the maximum extent feasible, two emergency access routes for all communities, with at least one developed to County standards. Responsibility: Board of Supervisors, Planning Department, Department of Public Works.

3.5.109 Improve water distribution systems in order to ensure adequate water suplies for fire protection within the service areas of established water districts. Priority shall be given to areas within the Urban Services Line. Responsibility: Water Districts.

3.5.110 Give priority to areas within the Urban Services Line when planning expansion of fire protection facilities and equipment. Responsibility: Fire Protection Agencies, Board of Supervisors.

3.5.111 Include all fire protection agencies in the 911 countywide telephone emergency system. Responsibility: Communications Director, Fire Protection Agencies, Board of Supervisors.

3.5.112 Update annually the "Fire Protection Improvement Program and Long-Range Plan for Santa Cruz County". Responsibility: Board of Supervisors, Fire Marshal.

3.5.113 Encourage the State Department of Forestry to provide land and air fire-fighting facilities and equipment adequate to meet estimated peak fire demands. Responsibility: Board of Supervisors, Fire Marshal.

3.5.114 Encourage fire protection agencies to establish educational fire prevention programs in order to have the public recognize their responsibility in preventing fires. Responsibility: Board of Supervisors, State Department of Forestry, Fire Marshal, Fire Protection Agencies.

3.5.115 Review and update on a periodic basis the countywide Disaster Contingency Plan. Include the appropriate County agencies in all phases of disaster contingency planning. Responsibility: Board of Supervisors, Office of Emergency Services.

3.5.116 Update the Critical Fire Hazard Map as new site-specific information becomes available which more precisely defines these areas, including timberlands. Responsibility: Planning Department, County Fire Officials, Board of Supervisors.

3.5.117 Identify high fire risk areas within the Urban Services Line. Responsibility: Planning Department, County Fire Officials, Board of Supervisors.

3.6 NOISE

3.6.1 LAND USE

OBJECTIVES

3.6.1.1 To promote land uses which are compatible with each other and with the existing noise environment.

3.6.1.2 To control major sources of noise in urban areas and protect against noise in rural areas.

3.6.1.3 To encourage public awareness of noise hazards, and ensure public protection from harmful miscellaneous noise sources such as motorcycles, chain saws, off-road vehicles, loud music, etc.

POLICIES

3.6.1.4 Require new development to conform to the noise parameters established by the Land Use Compatibility Chart for Exterior Community Noise [Table 3-1] and as required to accommodate the adjacent land use, the 1976 Ground Transportation Ldn Noise Contours, and the 1995 Projected Airport Noise Contours. (Areas above 60 Ldn noise level have been indicated on the General Plan Resources and Constraints Maps; the 1976 Ground Transportation Noise Contours are on file at the Planning Department; the 1995 Airport Noise Contours are included at the end of this section as exhibits 3-1 and 3-2.) Assure a compatible noise environment for various land uses through site planning, building orientation and design, interior layout, and physical barriers, landscaping, and buffer areas where appropriate.

3.6.1.5 Require the highest standards of soundproofing construction in all multiple residential structures as specified in the Building Code.

3.6.1.6 Require environmental review of all proposed new development, expansion of industrial facilities, and quarry excavation and processing activities which may increase the noise level of surrounding areas.

3.6.1.7 Specify working hours as part of the Use Permit for industries where on- and off-site noise is a concern to adjacent land uses.

3.6.1.8 Prevent intrusive short-duration peak noise by prohibition of any source of sound going beyond the property line which exceeds the following standards:

a) A maximum noise standard of 85 dBA for a cumulative period of 15 minutes in any hour;
b) A maximum noise standard of 90 dBA for a cumulative period of 5 minutes in any hour;
c) A maximum noise level of 100 dBA.

These values shall apply during the day period and shall be reduced by 10 dBA for the night period (10:00 p.m. to 7:00 a.m.). For temporary activities such as construction projects and timber harvest operations, these standards may be exceeded with mitigation as determined appropriate through the environmental review process.

PROGRAMS

3.6.1.101 Review the Ground Transportation and Airport Noise Contours biannually and update when necessary. Responsibility: Planning Department, Planning Commission.

3.6.1.102 Develop and adopt a Noise Ordinance or amend the Zoning Ordinance and Building Code to limit noise levels from individual sources and land uses. Responsibility: Planning Department, Planning Commission, Environmental Health Services.

3.6.1.103 Work together with cities, school districts, rest homes, hospitals, and commercial and industrial uses to mitigate existing noise problems. Responsibility: Planning Department Environmental Health Services.

3.6.1.104 Obtain and distribute an educational brochure and conduct an advertising campaign on a continuing basis to inform the public of the general hazards of everyday noise, including he various sources inside and outside of the home, consumer advice regarding products, hearing protection techniques, etc. Responsibility: Planning Department, Office of Consumer Affairs.

3.6.1.105 Establish a Noise Abatement section in the Environmental Health Services or the Sheriff's Department to facilitate enforcement of County noise control policies as well as noise-related "nuisance" and "disturbing the peace" ordinances. Responsibility: Board of Supervisors.

3.6.1.106 Enforce the Santa Cruz County Off-road Vehicle Ordinance either through use of personnel or physical barriers. Responsibility: Board of Supervisors, Sheriff's Department.

3.6.2. GROUND TRANSPORTATION

OBJECTIVE

3.6.2.1 To maintain or lower existing noise levels generated by the ground transportation system.

POLICIES

3.6.2.2 Require environmental review of all proposed transportation projects which may increase the average day/night noise levels including any increased or new uses of the Southern Pacific Railroad right-of-way.

3.6.2.3 Include noise abatement design measures (smooth road surfaces, landscaped berm/wall combinations, solid berms or walls, etc.) in all new roadway projects, in roadway widening projects, and all other roadway modification projects.

3.6.2.4 Utilize the latest noise-reducing techniques for County road surfacing and maintenance.

3.6.2.5 Keep the use of sirens to the minimum necessary.

PROGRAMS

3.6.2.101 Attempt to reduce the number of vehicles on the road by vigorously promoting the 30 percent transit, 10 percent bicycles, and 2.0 persons per vehicle occupancy goals which are the 1995 goals of the Regional Transportation Plan. Responsibility: Board of Supervisors, Transportation Commission, Planning Department.

3.6.2.102 Work with and encourage the California Highway Patrol's existing noise abatement program and enforce existing California State Noise Emission Standards. Establish a Noise Abatement section in the County Sheriff's Department (including purchase of necessary equipment), in order to keep the level of enforcement of State muffler laws within the County's control. Responsibility: California Highway Patrol, County Sheriff's Department.

3.6.2.103 Support State legislation for noise abatement design measures in all State Highway projects within the County. Responsibility: Board of Supervisors, Transportation Commission.

3.6.2.104 Analyze changes in street patterns with regard to attendant noise impacts and route and/or divert traffic in order to minimize noise impacts upon sensitive land uses such as residences, hospitals, nursing homes, schools and parks. Trucks and automotive through traffic should utilize only designated truck and through routes. Neighborhoods should be protected from through traffic diversion techniques. Responsibility: Planning Department, Department of Public Works, Board of Supervisors.

3.6.2.105 Maintain and retrofit County vehicles to lower noise emission levels. Consider noise emission levels in the purchase of new vehicles. Responsibility: Mechanical Services Department.

3.6.3 AIR TRANSPORTATION

OBJECTIVE

3.6.3.1 To determine the maximum permissible future noise climate of the County's airports, and regulate land uses around the airports accordingly.

POLICIES

3.6.3.2 Require a Use Permit and environmental review of any proposed expansion of the airports in the County or any increase in the number of flights which may increase the noise level of surrounding areas.

3.6.3.3 Regulate land uses adjacent to the airports within the County according to the 1995 60 Ldn contour as determined by the County's current projections.

PROGRAM

6.3.101 Encourage and support a Regional Airport Systems Study which would include a determination of the future noise characteristics adjacent to the airports in the County. Responsibility: AMBAG, Planning Department, Cities of Santa Cruz and Watsonville.

Table 3-1: LAND USE COMPATIBILITY CHART FOR EXTERIOR COMMUNITY NOISE

Land Use Category	Noise Ranges* (Ldn)** I	II	III	IV
Auditoriums, concert halls, amphitheaters, music halls				
Passively-used open space (quiet or contemplation areas of public parks)	<50	50-55	55-70	>70
Residential. All dwellings including single-family, multi-family, group quarters, mobilehomes, etc.				
Transient lodging, hotels, motels	<60	60-65	65-75	>75
School classrooms, libraries, churches				
Hospitals, convalescent homes, etc.				
Actively-utilized playgrounds, neighborhood parks, golf courses.				
Office buildings, personal business and professional services				
Light commercial. Retail, movie theaters, restaurants	<65	65-70	70-75	>75
Heavy commercial. Wholesale, industrial, manufacturing, utilities, etc.				

***Noise Range I**

Acceptable land use. No special noise insulation or noise abatement requirements unless the proposed development is itself considered a source of incompatible noise for a nearby land use (i.e., an industry locating next to residential uses).

Noise Range II

New construction or development allowed only after necessary noise abatement features are included in design. Noise studies may be required if the proposed development is itself considered a source of incompatible noise for a nearby land use.

NOISE RANGE III

New construction or development should be permitted only if a detailed analysis of noise reduction requirements is completed and demonstrates that noise abatement design features can overcome the noise constraints present and said features are included in the project design.

NOISE RANGE IV

New construction or development generally not allowed.

**Ldn values are indicated on the 1976 Ground Transportation Ldn Noise Contours Maps and the 1995 Projected Airport Noise Contours Maps on file with the Planning Department and at the end of this section. For general reference, areas above 60 Ldn are indicated on the General Plan Resources and Constraints Maps.



EXHIBIT 3 - 1

1995 Ldn Contours in the
SCOTTS VALLEY SKYPARK AIRPORT AREA
(80,000 annual operations)

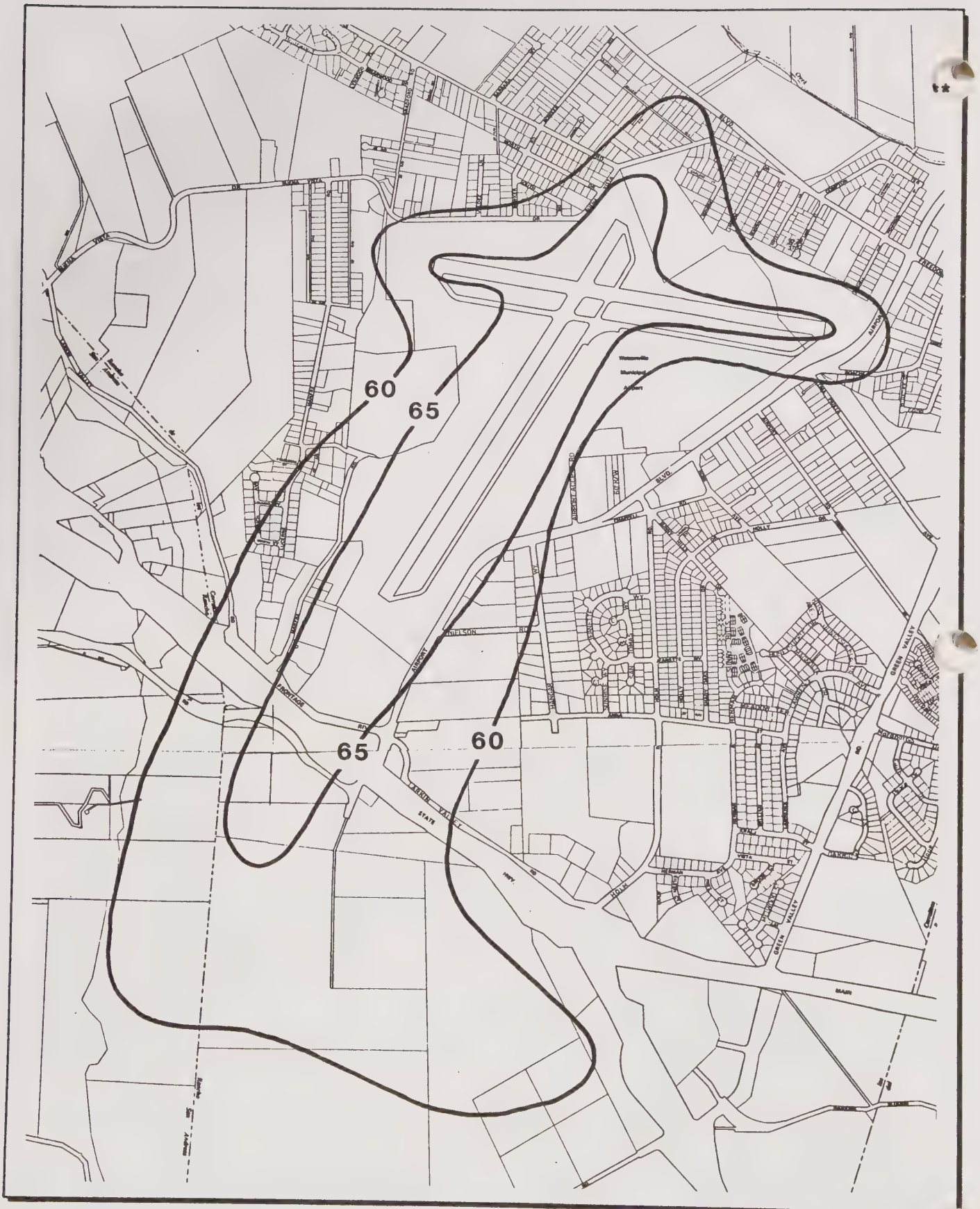


EXHIBIT 3 - 2

1995 Ldn contours for
Watsonville Airport
(285,000 annual operations)

3.7 AIR QUALITY

OBJECTIVE

3.7.1 To improve the air quality of Santa Cruz County by restricting or eliminating all sources of air pollutants in order to meet state and national ambient air quality standards, protect County residents from the health hazards of air pollution, protect agriculture from air pollution induced crop losses and prevent degradation of the scenic character of the area.

POLICIES

3.7.2 Encourage high density development where it can be served by transit.

3.7.3 Emphasize transit, bicycles and pedestrian modes of transportation rather than automobiles.

3.7.4 Concentrate commercial development in designated centers that may be more easily served by transit.

3.7.5 Maintain vegetated and forested areas, and utilize street trees and yard trees in urban areas, to the maximum extent feasible, for their air pollution filtering functions.

PROGRAMS

3.7.101 Continue to support air quality monitoring, air pollution control strategies, and enforcement by the Monterey Bay Unified Air Pollution Control District. Responsibility: Board of Supervisors.

3.7.102 Promote control of aerial spraying of pesticides and fertilizers to prevent contamination of areas adjacent to sprayed areas. Responsibility: Agricultural Commissioner.

3.7.103 Ensure that agricultural burning practices are in accordance with state and regional laws and permit open burning of debris only in instances where other disposal methods are not feasible. Responsibility: State Department of Forestry, Regional Air Quality Control District, Agricultural Commissioner.

3.7.104 Encourage lesser polluting transportation alternatives through the construction of bikeways and the provision of public transit. Responsibility: Board of Supervisors, Santa Cruz Metropolitan Transit District.

3.7.105 Ensure that forestry and agricultural wastes are chipped rather than burned where feasible and permissible considering disease control. Responsibility: State Department of Forestry, Regional Air Quality Control District, Agricultural Commissioner.

3.7.106 Closely monitor industrial processes and require them to utilize the best available procedures to protect air quality. Responsibility: Planning Commission, Regional Air Quality Control District.

Section 4
PARKS AND RECREATION

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PARKS AND RECREATION

INTRODUCTION

The Parks and Recreation section policies come from the Area Plans and the Parks, Recreation and Open Space Plan. A full listing of existing and proposed park sites is included at the end of the section.

The Park Development Program policies address the provision of adequate park facilities, their funding, sharing with other jurisdictions, and adequate access. Programs call for the commitment of adequate personnel and funding, site identification, the setting of development priorities, and the continued use of the Park Dedication/In-Lieu Fees Ordinance.

The Neighborhood Parks policies set up standards for neighborhood parks and various acquisition methods. The programs detail the establishment of neighborhood park sites in each planning area.

The Community Recreation policies set standards for the location of, and facilities to be included in, community parks. The programs call for the establishment of community center/park facilities in some of the planning areas.

The Regional Park policies address the selection and preservation of a countywide system of regional parks based on unique resource opportunities and variety of recreation environments. The programs address existing and proposed facilities by planning area.

The Trails and Recreation Corridors policies establish a system of hiking and equestrian trails providing access to and connecting the various parks, riparian corridors, and beaches in the County. The trail corridors are indicated on the General Plan Maps and are to be implemented through the use of publicly-owned lands, easements, and dedications.

The Coastal Recreation policies cover the protection of coastal access, views, and recreational land uses. Programs include improved vehicular and pedestrian access to beach areas and the expansion of the Coastal Recreation policies through the Local Coastal Plan.

The State Parks section policies and programs cover specific improvements to the County's state parks, listed by planning area.

The Organized Camps and Conference Centers policies encourage the use of these recreational and educational facilities to preserve rural open space and set density and development standards for them. Policy imple- mentation is through Zoning Ordinance requirements for a Use Permit and Master Development Plan for such facilities.

The Commercial Recreation policies cover such facilities as golf courses, stables, swimming pools, tennis courts, camping and picnicking areas, and outdoor entertainment parks. Intensity of use standards are called for and Use Permit and Planned Development Permit procedures are to be used to implement the policies and standards.

4.0 PARKS AND RECREATION

GOAL

4.0.1 To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages and economic segments of the County population with the primary emphasis on needed recreation facilities and programs for local residents.

4.1 PARK DEVELOPMENT PROGRAM

OBJECTIVE

4.1.1 To establish and maintain, within the economic capabilites of the County, a geographical distribution of neighborhood, community, and regional park and recreation facilities throughout the County [See Table 4-2] based on the standards for acreage and population ratios contained in this Plan; and to preserve unique features of the natural landscape for public use and enjoyment.

POLICIES

4.1.2 Emphasize the provision of local facilities which serve all segments of the population both day and night.

4.1.3 Cooperate fully in funding and sharing facilities with the cities, parks and recreation districts, and the school districts.

4.1.4 Provide physical access to all recreation facilities through provision of public transportation, trail system development, protection of prescriptive rights to beach access trails, and recreation programs.

4.1.5 Finance park site acquisition where possible through park dedications or fees, County service area and recreation district taxes, deed transfer taxes, revenue sharing, state, federal and private foundation grants, and private donations to relieve the burden on the County General Fund. Where appropriate, use private concessionaires at County facilities to offset maintenance costs.

PROGRAMS

4.1.101 Commit adequate resources (funds and personnel) to the Parks and Recreation Program and allocate a greater proportion of the recreation budget for neighborhood and community parks and programs, rather than for the proposed regional parks, as the most pressing recreation need in Santa Cruz County is for local parks. Responsibility: Board of Supervisors.

4.1.102 Proceed with specific site identification of all proposed park facilities for planning, budgeting, and acquisition purposes, in consultation with residents of each affected community and/or neighborhood. Responsiiblity: Parks, Open Space and Cultural Services (POSCS) Department.

4.1.103 Establish a priority list by park type (i.e., neighborhood, community, regional), for each planning area, for park site acquisitions and allocation of funds in order to develop a distribution of park facilities, if feasible, as shown in Table 4-1. Ensure public participation in the development and adoption of the priority list, including consultation on park locations, facility, type of park use, and other community concerns. Update the list on an annual basis with public participation. Responsibility: POSCS Department, Board of Supervisors.

4.1.104 Proceed with a complete budget for each of the neighborhood and community sites so that adequate funds are available for land acquisition, site design, construction and maintenance. Responsibility: POSCS Department, Planning Commission, County Administrative Office, Board of Supervisors.

4.1.105 Seek assistance from tax exempt foundations and corporations, businesses, and community and civic groups in the County's efforts to provide, maintain and operate parks. Responsibility: POSCS Department.

4.1.106 Plan for acquisition of regional parks to ensure protection of the identified sites, as most of these areas will provide valuable recreation opportunities in their undeveloped condition. Responsibility: POSCS Department, Board of Supervisors.

4.1.107 Institute, for application when a specific development proposal is pending, a procedure through which property owners shall be compensated for not being able to develop land which is designated for park acquisition while the County secures acquisition funds. Under this procedure, the County would have one year to decide, after submission of a development proposal, whether acquisition for the park site is to proceed. If the County decides to acquire the parcel, the County shall make payment for such acquisition within an additional two years and shall enter into a lease agreement with the landowner in the interim. If the County decides not to acquire the property, the owner may proceed with development consistent with surrounding densities and land uses as indicated by the General Plan. Residential development of designated park sites may take place only with the provision of an appropriate area for park development on the parcel, or with the concurrent designation of an appropriate alternative park site for the area by the Board of Supervisors. Responsibility: POSCS Department, Board of Supervisors.

4.1.108 Establish a process to require review and comment by the Parks and Recreation Commission of all development projects which are on, or adjacent to, proposed or existing park sites or hiking or equestrian trails. Responsibility: Board of Supervisors, Planning Department, Parks and Recreation Commission.

4.1.109 Establish and maintain an ordinance requiring countywide park dedication and/or in-lieu fees in connection with residential development, including provisions for a yearly review and update of fees and/or annual increases keyed to inflation rates. Eliminate the assessment of park dedication fees for units reserved for low and moderate income purchasers. Responsibility: POSCS Department, Board of Supervisors.

4.1.110 Review criteria proposed for park distribution and determine if needs or opportunities vary by planning area, and if new or more comprehensive standards should be applied. Responsibility: POSCS Department, Parks and Recreation Commission.

TABLE 4-1: EXISTING AND PROPOSED PARK DISTRIBUTION

Planning Area	Projected 1990 Population	Neighborhood Parks		Community Parks	
		Existing	Proposed**	Existing	Proposed**
Aptos	17,600	1	10	1	2
Aptos Hills	3,800	-	2	-	-
Bonny Doon	2,250	-	1	-	-
Carbonera	8,150	1	3	-	1
Eureka Canyon	4,600	-	2	-	-
La Selva	1,950	-	1	-	-
Live Oak	27,150	4*	13	1	3
North Coast	750	-	1	-	-
Pajaro Valley	16,200	2	10	-	2
Salsipuedes	1,500	-	0	-	-
San Andreas	2,750	1	1	-	-
San Lorenzo Valley	22,200	3	10	1	3
Skyline	2,050	-	1	-	-
Soquel	7,700	2*	7	-	1
Summit	5,100	-	2	-	-

*Inclues park sites which have been partially obtained.

**Total required, including existing sites.

4.2 NEIGHBORHOOD PARKS

OBJECTIVE

4.2.1 To provide neighborhood parks consisting of conveniently located, easily accessible parks serving local urbanized neighborhoods and centers of rural settlement.

POLICIES

4.2.2 Locate neighborhood parks based on the general standard that most urban residences should be within one-quarter to one-half mile of a neighborhood park serving a population of 1500 to 2000 people. An area of 4-6 acres (approximately 3 acres per 1000 people) is considered adequate for a neighborhood park; when combined with school grounds, 2-3 acres would be sufficient. Facilities need not be elaborate and should include children's play equipment, play lots, paved game areas, free play fields, and areas for passive recreation.

4.2.3 Provide neighborhood park and playground facilities developed, where possible, in conjunction with residential development or as improvements to school grounds. Criteria for selection should include available vacant land, degree of development pressures in the area, size, density of residential development (current and future), access, and potential for suitable park faciliites. Other factors include attractive natural open space features (e.g., streams, natural arroyos), the relationship of sites to proposed trail corridors, and the proximity of other public parks and private recreation facilities open to the public which serve the same neighborhood park needs.

4.2.4 Encourage continued use of private recreation facilities that have traditionally served local neighborhoods.

4.2.5 Require public dedication of open space areas for miniparks as part of large residential developments or where open space can be assembled from adjacent developments. The latter are often appropriate in the interiors of large blocks in urban areas. Consider private use and maintenance in those cases where public operation is not feasible.

4.2.6 Require all residential development throughout the County to dedicate land and/or pay a fee in-lieu thereof for development of neighborhood park and recreation facilities as a condition of approval. Eliminate park dedication fees for units reserved for low and moderate income purchasers.

PROGRAMS

4.2.101 Establish neighborhood park sites* as listed below by planning area, assigning the highest priority to parks in the urbanized areas where critical needs exist and development pressures threaten the availability of park sites. Responsibility: POSCS Department, Board of Supervisors, Recreation Districts.

Aptos:

4.2.102 Create neighborhood parks in conjunction with existing facilities at Rio del Mar, Aptos, Valencia, and Mar Vista schools.

4.2.103 Create a neighborhood park in the Sumner and Townsend area, in the vicinity of Deer Park Shopping Center, on the upland terrace behind Cabrillo College, and a small facility in the area of Borregas Gulch and the Southern Pacific railroad tracks.

4.2.104 Utilize as recreational open space the existing green belts at the southern end of Sumner Avenue.

4.2.105 Encourage continued private use of the neighborhood recreation facilities provided by Monte Toyon.

Aptos Hills:

4.2.106 Create a neighborhood park in the Day Valley Road-Cox Road area. Utilize the park facilities at Freedom Lake for neighborhood park use.

Bonny Doon:

4.2.107 Create a neighborhood park in conjunction with the facilities at the existing Bonny Doon School and/or the proposed school site in the vicinity of Pine Flat Road and Empire Grade.

Carbonera:

4.2.108 Create neighborhood parks in conjunction with existing facilities at Brook Knoll and Happy Valley schools.

4.2.109 Encourage continued private use of the neighborhood recreation facilities at Mission Springs.

Eureka Canyon:

4.2.110 Create a neighborhood park facility in the Wheelock Road area.

4.2.111 Create a neighborhood park in conjunction with the facilities at Bradly School.

4.2.112 Utilize the Corralitos Community Center as a part of a neighborhood recreation facility.

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*Park site locations are general in nature unless specifically identified according to previously adopted Area General Plans.

La Selva Beach:

4.2.113 Utilize the existing community center as a part of a neighborhood recreation facility including such facilities as tennis courts, playgrounds and picnic areas; acquire additional land when feasible.

4.2.114 Maintain the small park at Place De Mer for neighborhood recreational use.

Live Oak:

4.2.115 Create neighborhood parks in conjunction with the facilities at Santa Cruz Gardens, Del Mar, Green Acres and Live Oak schools. Expand the existing park facilities at Santa Cruz Gardens School.

4.2.116 Create neighborhood parks at the following locations: 17th and Rodriquez, Eddy Lane, South Palisades and East Cliff Drive, between Woods Lagoon and 7th Avenue, 14th and Merrill, and at the end of Winkle Avenue.

4.2.117 Allow the 38th and Floral Court park site to be developed for medium density residential uses with the incorporation of an appropriate park within the development or with a concurrent designation of a viable alternate park site to serve the surrounding area.

4.2.118 Develop neighborhood parks at the County-owned properties located on Lode Street and at the "Granite Rock" property.

4.2.119 Utilize the County-owned property at Coffee Lane as the nucleus of a neighborhhod park, with additional acreage being added to the north and south, and to the west to connect to the Mattison Lane neighborhood on the west side of Rodeo Creek.

North Coast:

4.2.120 Create a neighborhood park facility in conjunction with the facilities at Davenport School.

Pajaro Valley:

4.2.121 Create neighborhood parks at Drew Lake, Amesti Road at Pioneers Road, and on East Lake Avenue if these areas change from agricultural to residential uses.

4.2.122 Create a neighborhood park in the Manfre Road neighborhood, and along Corralitos Creek adjacent to Airport Boulevard.

4.2.123 Support continued neighborhood use of the City of Watsonville Pinto Lake Park and maintain the neighborhood park at Mesa Village.

4.2.124 Create neighborhood parks in conjunction with existing facilities at Calabasas, Freedom, and Salsipuedes schools.

4.2.137 Encourage the continued private use of the neighborhood recreation facilities owned and maintained by the Drew Lake Homeowners Association.

Salsipuedes:

4.2.125 Utilize the neighborhood park proposed in conjunction with facilities at Salsipuedes School in the Pajaro Valley Planning area.

San Andreas:

4.2.126 Encourage continued private use of neighborhood recreational facilities provided at Pajaro Dunes.

San Lorenzo Valley:

4.2.127 Create neighborhood parks in the vicinity of Brookdale, Olympia and Lompico.

4.2.128 Create a neighborhood park in conjunction with Quail Hollow School facilities.

4.2.129 Encourage the continued private use of the neighborhood recreation facilities in the Forest Lakes, Boulder Creek County Club, and Mount Hermon developments.

4.2.130 Provide for the expansion of the park in central Ben Lomond as an open space use of land along Mill Street within the flood plain of the San Lorenzo River.

4.2.131 Create neighborhood park facilities in the areas of Forest Pool and Riverside Grove, either incorporating the existing swimming pools in those areas, or ensuring the continued public availability of those privately operated facilities on a separate basis.

4.2.132 Utilize the community park facilities proposed for the privately-owned land adjacent to the Felton Covered Bridge and Boulder Creek Park to partially meet the neighborhood park needs for these areas. Refer these sites to the Parks and Recreation Commission for acquisition.

Skyline:

4.2.133 Create a neighborhood park facility in the vicinity of the old Glenwood School site.

Soquel:

4.2.134 Create small scale neighborhood parks in the areas of Willowbrook and Soquel, McGlenn and Soquel, and Monterey and Soquel.

4.2.135 Create neighborhood parks with new development in the lower Soquel-San Jose Road area, on North Main Street, in the Robertson-Wharf Road area, and on the O'Neill Ranch.

Summit:

4.2.136 Create neighborhood parks in conjunction with existing facilities at English and Mountain Schools.

4.3 COMMUNITY RECREATION

OBJECTIVE

4.3.1 To provide community recreation facilities, including parks, cultural centers, and community complexes, in central locations in the urban and rural areas which will serve as focuses for community social, organizational, cultural and/or recreational activities.

POLICIES

4.3.2 Locate community parks using a general distribution standard of one park for every 10,000 people located within 3-4 miles or ten minutes of most urban concentrations and consisting of 10-25 acres of land (1-2.5 acres per 1000 people). Facilities could include a swimming pool, gymnasium, paved game courts, playfields, picnicking and equestrian areas, and a building for community meetings and recreational programs.

4.3.3 Select community park sites based on the following criteria: accessibility, land availability, geographical relationship to the particular community, attractive natural features on the site, ease of development, and association with existing or proposed roads or trails and other city or state parks, and/or open space and beaches.

4.3.4 Expand community parks into community complexes in appropriate locations where a combination of recreational, commercial, cultural, educational and social programs may take place alongside commercial facilities. On larger acreage (20-40 acres) the previously described recreational facilities could occur alongside a shopping center with day care services and cultural facilities such as a library, performing arts theatre, art gallery, museum, movie theater, and crafts center.

4.3.5 Establish community centers, to include facilities for meeting halls, craft centers, day care centers, recreation facilities, and educational and cultural programs, as a small scale alternative to the community complex.

4.3.6 Assign highest priority to the acquisition and development of a mid-county community park for local residents, including a large athletic complex.

PROGRAMS

4.3.101 Establish community facilities as listed below by planning area. Responsibility: POSCS Department, Board of Supervisors, Recreation Districts.

Aptos:

4.3.102 Expand the existing Aptos park along Aptos Creek to include the confluence of Aptos and Valencia Creeks; and create a community complex in conjunction with Aptos Village.

4.3.103 Create a community park in the Seascape Highlands development area to serve the Seascape and Rio del Mar areas.

Bonny Doon:

4.3.104 Develop a new community center on Empire Grade near Pine Flat Road to provide a meeting hall to include recreation, educational and cultural activities. The community center should also have a post office, library, and a fire station.

Carbonera:

4.3.105 Establish a community park at Graham Hill Showgrounds in conjunction with the facilities utilized by the Horseman's Association.

Live Oak:

4.3.106 Create a community center at the intersection of 17th Avenue and Capitola Road in conjunction with the Live Oak School, Senior Citizen's Center and adjacent parcels where available. Community garden space, a library, and intersection improvements would enhance the area as a community center.

4.3.107 Create a community park at 30th and Brommer. Create a community park at the Prather Lane park site to provide Live Oak residents north of the freeway an accessible community park.

Pajaro Valley:

4.3.108 Create a community recreation facility in the East Lake Avenue/ Interlaken area if agricultural use is phased out.

4.3.109 Create a multi-purpose community center in the Freedom area with consideration given to existing schools and the Corralitos Creek area at Airport Boulevard.

San Lorenzo Valley:

4.3.110 Create a community park and recreation center in the Felton area to include the Felton Covered Bridge and the confluence of Zayante Creek and the San Lorenzo River and some portion of the adjoining flood plain.

4.3.111 Maintain and expand the community recreation center in Ben Lomond.

4.3.112 Maintain Highlands Park as a community park containing major facilities to serve all the residents of the San Lorenzo Valley.

4.3.113 Maintain and expand the recreation center in Boulder Creek and create a small community park in Boulder Creek through expansion of the existing Boulder Creek park at the confluence of Bear Creek, Boulder Creek and the San Lorenzo River, primarily on land within the flood plain of the rivers.

Soquel:

4.3.114 Create a community complex incorporating a community center at the Soquel Elementary School, the Soquel Village commercial development and the present Main Street Park. As an alternative, the O'Neill Ranch may be considered for the location of a community park.

Summit:

4.3.115 Create a small community park in the Summit area.

4.4 REGIONAL PARKS

OBJECTIVE

4.4.1 To establish a countywide system of regional parks which encompasses the most attractive and unique recreation features, provides a maximum variety of recreational environments, focuses on activities and natural features which are not included in state or local parks, and appears reasonably feasible for long-term acquisition.

POLICIES

4.4.2 Select park sites based on the unique resource opportunity and the suitability of the environmental characteristics for recreational use, rather than their relationship to population centers or acreage standards based on projected population. Traditional regional parks are in the range of 200-500 acres, but larger or smaller sites based on the specific recreational opportunity should be considered.

4.4.3 Schedule unique sites which are threatened with destruction for early acquisition; others may be acquired as opportunities and funding become available.

4.4.4 Provide facilities which include either resource-oriented improvements such as nature trails, interpretive centers, streamside picnic areas, and boat launching areas; or, in appropriate areas, high intensity facilities such as a golf course, equestrian center, sports fields, game courts and camping units.

4.4.5 Provide for public access around the margins of all major natural inland water bodies sufficient to allow the development, where appropriate, of a safe equestrian, hiking, or bicycle trail without major disturbance to the shoreline.

4.4.6 Utilize abandoned quarries and sanitary landfill sites for recreational uses where appropriate.

4.4.7 Provide public opportunities for wilderness recreation experiences by allowing public access to major publicly-owned domestic watershed reserves, where such use can be accomplished without harm to the watershed function of the areas. Develop trail systems, interpretive signing, and camping sites where feasible.

PROGRAMS

4.4.101 Establish regional park facilities at the following locations as listed by Planning area. Responsibility: POSCS Department, Board of Supervisors.

Aptos Hills:

4.4.102 Continue to provide for recreational uses at Scott Park and Freedom Lake, a small fresh water lake including fishing and non-motor boating.

Carbonera:

.4.103 Provide a County recreation facility at the north end of Ocean Street Extension which can provide a riverine recreation experience.

Eureka Canyon:

4.4.104 Continue to develop and maintain recreational facilities as part of Scott Park on land donated to the County as a life estate. Development should recognize the unique botanical features of the site and provide for recreational and cultural organizations to make use of existing structures.

4.4.105 Provide for the development and operation of a recreational reservoir at Grizzly Flat on land owned by the City of Watsonville.

Pajaro Valley:

4.4.106 Provide for County recreation facilities at Pinto Lake, including approximately 200 acres acquired around the north end of the lake; maintain development at a minimum level and restrict automobile access to the outer edge. Encourage rowboating, canoeing, sailing, fishing and wildlife boat tours, and prohibit power boating. Provide for non-active recreation such as nature study and observation compatible with the natural resources of the lake; retain the lake as a bird habitat area.

Salsipuedes:

4.4.107 Consider development of recreational opportunities, commensurate with the environmental protection requirements of a domestic water supply, as part of a multi-use concept for the proposed Pescadero Creek reservoir if it is constructed.

San Lorenzo Valley:

4.4.108 Maintain the Quail Hollow Ranch property in public or private ownership as a major open space and recreational facility having important biotic values in a uniquely scenic, pastoral setting. Obtain a County right of first refusal if the Santa Clara County Superintendent of Schools should sell the property.

4.4.109 Provide recreational opportunites and uses at the Loch Lomond Recreation Area, owned and operated by the City of Santa Cruz, as a part of its domestic watershed and reservoir site.

4.4.110 Consider development of recreational opportunities, commensurate with the environmental protection requirements of a domestic water supply, as part of a multi-use concept for the proposed Zayante reservoir if it is constructed.

4.4.111 Grant public access to the extensive and accessible domestic watershed reserves surrounding the existing and projected reservoir sites.

Skyline/Summit:

4.4.112 Consider development of recreational opportunities, commensurate with the environmental protection requirements of a domestic water supply, as part of a multi-use concept for any new reservoir constructed.

4.5 TRAILS AND RECREATION CORRIDORS

OBJECTIVE

4.5.1 To establish a countywide system of hiking and equestrian trails which provides access to and connects the various parks, recreation areas, riparian corridors, beaches and urban areas. To link the County trail system with the proposed state trail system between the state parks.

POLICIES

4.5.2 Utilize existing publicly or quasi-publicly owned lands such as levees, fire trails, reservoirs, and powerline and other public utility easements where possible to implement the trail system.

4.5.3 Obtain trail easements by encouraging private donation of land for easements and by public purchase where required for critical links.

4.5.4 Utilize ridgelines, coastal wetlands, riparian corridors, and sloughs, where feasible for trail routes. Within urban areas require trail easement dedication within the specified 50-foot setback areas adjacent to riparian corridors.

4.5.5 Require public dedication of trail easements in new projects located along adopted trail routes.

4.5.6 Utilize roadside betterment funds in the development of bicycle and pedestrian, and where appropriate, equestrian trails apart from vehicular ways.

4.5.7 Assign highest priority to development of those trails which are a part of the State Parks System Trails Plan.

4.5.8 Locate, design and develop trails so as to minimize the impact on the areas through which they travel. Trails should fit the contour of the land; brush removal and/or grading should be minimal or nonexistent; and access should be controlled where necessary. Install turnstiles or crossbars at trailheads to discourage use by motorized vehicles.

4.5.9 Protect pedestrian, and where appropriate, equestrian access to beaches.

4.5.10 Cooperate with State Parks and Recreation in the development of equestrian trails in the vicinity of Nisene Marks State Park, so as to prevent equestrian use of the park in accordance with the deed restrictions for the property.

4.5.11 Designate generalized trail corridors on the County General Plan Land Uses and Facilities Maps to indicate areas to be considered for specific trail route adoption and development at some future date.

4.5.12 Require a pedestrian only trail (over APNs 26-181-07 and 08) between El Dorado Street and Eddy Lane neighborhood park; this trail connection shall not actually be made unless and until the Eddy Lane Neighborhood Park is developed and in use and a determination is made that intensified residential use in the neighborhood requires such a connection.

PROGRAMS

4.5.101 Review existing private trail routes and the schematic trail corridors shown on the County General Plan Land Uses and Facilities Maps and adopt specific trail routes only after actual on-the-ground analysis and environmental review of individual trail routes. Establish a trail development program to implement the adopted trail system including acquisition and development priorities, trail design, right-of-way acquisition, and trail construction and maintenance. Responsibility: Parks and Recreation Commission, Planning Department, Department of Public Works, Transportation Commission.

4.5.102 Establish a historic trail system following historic buildings and sites accompanied by educational markers. Responsibility: Parks and Recreation Commission, Historic Resources Commission, Planning Commission.

4.5.103 Construct separate equestrian trails located off the pavement and separated from traffic by an appropriate distance when trail routes are located along roadways. Include trail construction in all road development projects on designated trail routes. Responsibility: Department of Public Works, Parks and Recreation Commission.

4.5.104 Provide equestrian crossing protection signing where appropriate on the County road system. Responsibility: Department of Public Works.

4.5.105 Seek permission from Southern Pacific to utilize rail rights-of-way in the trail system. Responsibility: Parks and Recreation Commission, Planning Department.

4.5.106 Acquire rail rights-of-way in event of abandonment by Southern Pacific. Responsibility: Board of Supervisors, Planning Department.

4.5.107 Provide trail surfacing and bridge underpasses along levees to provide for public access and use. Responsibility: Parks and Recreation Commission.

4.5.108 Support the development of the state trails system linking state beaches with the state mountain parks. Responsibility: Board of Supervisors, Parks and Recreation Commission, Planning Department.

4.5.109 Develop links between the County and state trail systems in coordination with the State Department of Parks and Recreation. Responsibility: Parks and Recreation Commission, Planning Department.

4.6 COASTAL RECREATION

OBJECTIVE

4.6.1 To maximize public use and enjoyment of the coastal recreation resource while protecting those resources from the adverse impacts of overuse.

POLICIES

4.6.2 Maximize public views of the ocean through coastal developments in order that this resource can be enjoyed by as many people as possible.

4.6.3 Encourage pedestrian enjoyment of ocean areas and beaches by the development of vista points and overlooks with benches and railings, and facilities for pedestrian access to the beaches.

4.6.4 Protect the coastal bluffs and beaches from intrusion by nonrecreational structures and incompatible uses.

4.6.5 Encourage equestrian enjoyment of coastal bluffs and beaches by providing for equestrian use of recreational and beach access trails where appropriate.

4.6.6 Encourage increased recreational boating opportunities for County residents by coooperating with the Port District and the cities of Capitola and Santa Cruz to provide dry storage facilities for small boats.

4.6.7 Support the use of existing condominium beach development as a recreational resource by encouraging short-term rental of the units. Limit high density beach oriented housing outside the Urban Services Line to those areas already irrevocably committed to such density.

Live Oak:

4.6.8 Require visitor beach access and visitor serving facilities in the Live Oak area to concentrate between the Yacht Harbor and 17th Avenue; maintain the present low intensity of use for beaches east of 17th Avenue.

Aptos:

4.6.9 Encourage public or private development of the Porter-Sesnon property, consistent with available infrastructure, which will combine public recreation and beach access with such visitor-serving commercial recreational facilities as accommodations, community cultural facilities, and related supporting uses. The recreational use could be established through expansion of New Brighton State Park, as a privately developed public recreation area, as a regional County recreational facility, or as a combination of any of these.

San Andreas:

4.6.10 Utilize the County park facility on Shell Road to provide beach access if needed to augment the state facility at Palm Beach.

PROGRAMS

4.6.101 Improve existing parking areas through the use of fencing, striping, landscaping, bike racks, and safety improvements; provide safe stairways for beach access as part of the program to upgrade vehicular parking. Responsibility: Department of Public Works, Board of Supervisors.

4.6.102 Encourage the continued recreational use of Monterey Bay through the development of marine programs and facilities that may serve local residents. Responsibility: POSCS Department.

4.6.103 Consider extensive revision and augmentation of the coastal recreation policies as part of the Santa Cruz County Local Coastal Program Responsibility: Planning Commission, Board of Supervisors.

Live Oak:

4.6.104 Provide vehicular access to the beach area in Live Oak, particularly in the area between the Yacht Harbor and 17th Avenue, by improving public parking at the following locations:
a) 21st and East Cliff, adjacent to Corcoran Lagoon;
b) Schwan Lake;
c) Moran Lake;
d) lower end of 41st Avenue;
e) corner of 7th Avenue and Bonnie.
Responsibility: Department of Public Works, Board of Supervisors.

4.6.105 Develop vista points or overlooks with benches and railings at the end of Sunny Cove Lane and Geoffroy Drive, and at various points along East Cliff Drive including Corcoran Lagoon, Moran Lake, the west end of Pleasure Point Drive, the promenade along East Cliff. Drive between 32nd and 41st Avenues, at South Palisades, and at the southern end of 41st Avenue. Responsibility: POSCS Department, Department of Public Works, Board of Supervisors.

4.7 STATE PARKS

OBJECTIVE

4.7.1 To protect through state ownership those areas that are of statewide interest or concern, and that service a regional or statewide need for recreational opportunities.

POLICIES

4.7.2 Encourage State Parks and Recreation to use, wherever possible, open space and trail easements as alternatives to outright acquisition of property for state park expansion.

4.7.3 Cooperate with state activities to obtain and develop additional state park facilities in the following locations as listed by planning area and encourage and support full consultation by the State Department of Parks and Recreation with affected County residents.

Aptos:

4.7.4 Encourage the state to provide more access to Seacliff Beach, and to develop the Seacliff parking reserve for a play area.

4.7.5 Support state and federal preservation of the Santa Cruz Long-Toed Salamander habitat at Valencia Lagoon as a park preserve.

4.7.6 Support state efforts to connect Nisene Marks State Park with Seacliff State Beach through a park/trail system.

Bonny Doon:

4.7.7 Support proposed state plans for the expansion of Big Basin Redwoods State Park southward to include the Blooms Creek watershed and Eagle Rock and expansion of Wilder Ranch State Park.

4.7.8 Encourage expansion of Fall Creek State Park to include and protect additional portions of the Fall Creek watershed.

La Selva:

4.7.9 Encourage improvement of Manresa State Beach by developing and controlling the park area and prohibiting use of the beach by motorized vehicles.

Live Oak:

4.7.10 Encourage state purchase and development of a beach access and park at the end of 14th Avenue and at 23rd Avenue at East Cliff Drive.

Pajaro Valley:

4.7.11 Recognize the County Fairgrounds as contributing to regional recreation opportunities.

San Andreas:

4.7.12 Support the acquisition of the remaining private beach between Manresa Beach State Park and Sunset Beach State Park.

4.7.13 Support state and federal preservation of the Santa Cruz Long-Toed Salamander habitat at Ellicott Pond. Designate the existing public ownership at Ellicott Pond as a park preserve.

San Lorenzo Valley:

4.7.14 Support proposed state plans for expansion of Big Basin Redwoods State Park southward to include the Blooms Creek watershed and Eagle Rock.

4.7.15 Encourage expansion of Fall Creek State Park to include and protect additional portions of the Fall Creek watershed.

4.7.16 Encourage expansion of Henry Cowell Redwoods State Park to include the Least Disturbed Watershed of Eagle Creek and the adjacent unique Ponderosa Pine community. As an alternative, allow commercial recreational development of the site consistent with surrounding land uses, environmental protection, and the natural resource values of the site.

Summit:

4.7.17 Encourage the development of trail systems to the extent allowed by deed restrictions in Nisene Marks State Park to provide pedestrian access only and support continued use by local residents as well as tourists.

PROGRAMS

4.7.101 Work with the State Department of Parks and Recreation to minimize the detrimental social and environmental impacts of visitors to state parks. Responsibility: POSCS Department, Department of Public Works.

4.7.102 Obtain maps and plans for proposed state park land acquisitions on a continuing basis and request state review and comment in order to evaluate private development projects in relation to proposed acquisitions. Responsibility: Planning Department.

4.8 ORGANIZED CAMPS AND CONFERENCE CENTERS

OBJECTIVE

4.8.1 To provide a full range of educational, religious, and recreational facilities operated by organized groups to utilize the varied scenic and natural settings of the County's rural and mountain areas while providing proper management and protection of local natural resources.

POLICIES

4.8.2 Use to advantage the potential of organized camp uses with recreational and educational facilities to preserve rural character and wilderness areas, and yet allow limited public access and use.

4.8.3 Administer uniform densities for all organized camps and conference centers in Rural Residental and Mountain Residential areas by applying a residential density requirement of 2-1/2 to 20 net developable acres per dwelling unit. This density may differ from the underlying land use designation indicated on the General Plan Land Uses and Facilities Maps; however, it is intended to reflect the specialized service requirements and lesser development impacts of these facilities. Utilize a matrix/point system to determine the allowable density within this range, based on the development hazards and constraints present, the natural resource protection required, and the availability of access and services. If the use of the property is changed from organized camp or conference center, any other residential uses shall be considered at the underlying density shown on the General Plan Land Uses and Facilities Maps. Require each development proposal to include a Master Development Plan and Resource Management Program for the property involved. Densities for projects in Suburban or Urban areas shall be based on the underlying General Plan density.

4.8.4 Allow the intensity of temporary organized camp uses to be greater than year-round operations where compatible with the social and natural environment and the available supporting infrastructure, and consistent with the appropriate development standards.

4.8.5 Allow facilities for both residential and day schools at organized camps and conference centers only at densities which reflect their impact on access, services, and the environment. Assess impacts and establish appropriate overall densities through environmental assessment of individual projects.

PROGRAM

4.8.101 Maintain the Recreation Zone District to require a Use Permit and Master Development Plan and to establish review procedures and appropriate density factors for group quarters and temporary occupancy. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

4.9 COMMERCIAL RECREATION

OBJECTIVE

4.9.1 To allow for the development of commercial recreation facilities such as golf courses, stables, swimming pools, tennis courts, camping, picnicking areas, outdoor entertainment and historical theme parks that are compatible with rural and mountain settings and that provide expanded recreation opportunities to the public.

POLICIES

4.9.2 Regulate commercial recreational development through Use Permit procedures and Planned Development controls to evalute each development proposal on the basis of its particular site requirements, environmental impact, and appropriateness of the location for the proposed use.

4.9.3 Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities, such as the proposed lodge site at the Seascape Golf Course, where such use is consistent with maintaining the recreation use and with other General Plan policies.

4.9.4 Recognize the existing commercial recreation facilities on the General Plan Land Uses and Facilities Maps and allow development of such facilities at other locations throughout the County where compatible with adjacent uses and the natural setting.

PROGRAM

4.9.101 Investigate and develop intensity of use standards for application to commercial recreation facilitiies countywide. Responsibility: Planning Commission, Planning Department.

Table 4-2: PROPOSED 1990 DISTRIBUTION OF LOCAL PARK SITES[1]

	NEIGHBORHOOD	COMMUNITY[2]	REGIONAL
APTOS	Upland terrace behind Cabrillo College Mar Vista School E Monte Toyon (private) Borregas Gulch and S.P. Tracks Aptos School Valencia School Deer Park Sumner & Townsend Rio del Mar School South end of Sumner Ave	E*Aptos Village Seascape Highland	
APTOS HILLS	Day Valley Rd & Cox Rd E Freedom Lake		E*Freedom Lake
BONNY DOON	Bonny Doon School	Empire Grade and Pine Flat Rd	
CARBONERA	Brook Knoll School Happy Valley School Mission Springs (private)	Graham Hill Showgrounds	*Ocean Street Extension

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[1]Park site locations are general in nature (i.e., "in the vicinity of", or in conjunction with") unless specifically identified according to previously adopted Area General Plans.

[2]Community may include community park, community complex, community center.

E Facilities exist or property in public ownership.

* Park site proposal from PROS Plan or Area General Plan.

Table 4-2: PROPOSED 1990 DISTRIBUTION OF LOCAL PARK SITES[1]
(continued)

	NEIGHBORHOOD	COMMUNITY[2]	REGIONAL
EUREKA CANYON	Corralitos Community Center Wheelock Road Bradley School		E Grizzly Flat E Scott Park
LA SELVA HILLS	La Selva Community Center Place de Mer		
LIVE OAK	*Winkle Avenue *38th & Floral Court *Green Acres School *17th & Rodriguez E*Coffee Lane *7th Avenue & Woods Lagoon *Eddy Lane E*14th & Merrill E*Granite Rock *Del Mar School E*Santa Cruz Gardens School E*Lode Street *South Palisades & East Cliff Drive	E*Live Oak School & Senior Center E*30th and Brommer *Prather Lane	
NORTH COAST	Davenport School		
PAJARO VALLEY	Amesti & Pioneers Roads E Mesa Village E Pinto Lake (City) Corralitos Creek and Airport Boulevard Calabasas School Manfre Road Freedom School Salsipuedes School Drew Lake East Lake Avenue	East Lake Avenue and College Rd. Freedom School or Corralitos Creek & Airport Blvd	E*Pinto Lake

Table 4-2: PROPOSED 1990 DISTRIBUTION OF LOCAL PARK SITES[1]
(continued)

	NEIGHBORHOOD	COMMUNITY[2]	REGIONAL
SALSIPUEDES	Salsipuedes School (in Pajaro Valley Planning Area)		Pescadero Creek Reservoir (if constructed)
SAN ANDREAS	E Pajaro Dunes - 2 (private)		
SAN LORENZO VALLEY	*Riverside Grove *Forest Pool E Boulder Creek County Club (private) Brookdale E*Ben Lomond *Quail Hollow School *Lompico *Olympia *Felton E*Forest Lakes (private) E*Mount Hermon (private)	E*Highlands Park *Felton Covered Bridge Park E*Ben Lomond Park *Boulder Creek Park	E*Loch Lomond Reservoir *Zayante Reservoir (if constructed)
SKYLINE	Glenwood		*Zayante Reservoir (if constructed)
SOQUEL	Lower Soquel-San Jose Rd O'Neill Ranch Robertson & Wharf Road E Monterey & Soquel Dr E McGlenn & Soquel Dr E Willowbrook & Soquel Dr	*Soquel Elementary School	
SUMMIT	English School Mountain School	Summit Area	*Glenwood Reservoir (if constructed) *Soquel Reservoir (if constructed)



Section 5
RESIDENTIAL LAND USE

MOUNTAIN RESIDENTIAL LAND USE 5.1
RURAL RESIDENTIAL LAND USE 5.2
SUBURBAN RESIDENTIAL LAND USE 5.3
URBAN LOW RESIDENTIAL LAND USE 5.4
URBAN MEDIUM RESIDENTIAL LAND USE 5.5
URBAN HIGH RESIDENTIAL LAND USE 5.6
VISITOR ACCOMODATIONS 5.7

RESIDENTIAL LAND USE

INTRODUCTION

The Residential Land Use policies come from the Area Plans and from the Housing Element. The residential land use categories are distinguished by the different levels of public services available.

In the lowest density range, Mountain Residential, minimal or no public services are required. This category includes the various open space and natural resource conservation areas including the areas previously designated by the 1961 General Plan as Conserved Area. The next highest density range, Rural Residential, requires access from County maintained roads and structural fire protection. The suburban category adds a public water requirement and fire protection by a fire district.

All the Urban Residential densities require service from a public sewer or sanitation system. The Urban Medium density range additionally requires access from a collector street and proximity to major shopping facilities, while the Urban High density range requires access from an arterial or collector street and proximity to public transit as well as to a major shopping facility. All the Urban categories include incentives of higher densities for low and moderate income housing.

The last section, Visitor Accommodations, sets policies for such uses both inside and outside commercial areas.

5.0 RESIDENTIAL LAND USE

GOALS

5.0.1 To preserve areas for primarily residential use in locations protected from noise, congestion, hazards, and other objectionable influences of nonresidential land use; and to establish a variety of residential land use categories and dwelling unit densities consistent with public health and safety and which provide a choice of diversified housing opportunities.

5.0.2 To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resource heritage of the County and that do not impair the natural environment.

5.0.3 To achieve patterns of residential settlement that are compatible with the availability of required public facilities and services [See Table 5-1].

TABLE 5-1: RESIDENTIAL CATEGORIES

FACILITIES GUIDELINES

Residential Designation	Maximum Response Time From Fire Station	Rural Road Standards	Urban Road Standards	Public Water	Public Sewer	Within Urban Services Line/or Urban/ Rural Boundary	Near Neighborhood or Community, or Regional Commercial	Near Mass Transit	Access onto Collector or Arterial Streets
Mountain	20 min.	X							
Rural	20 min.	X							
Suburban	20 min.	X (oustide USL)	X (inside USL)	X					
Urban Low	10 min.		X	X	X (inside USL)	X			
Urban Medium	5 min.		X	X	X	X	X (1/2 mile)	X (1/2 mile)	X (1/2 mile)
Urban High	5 min.		X	X	X	X	X (1/4 mile)	X (1/4 mile)	X

NOTED: This table is to be used for general facilities guidelines for development projects; development projects should ideally meet all of the guidelines but are not required to do so. These guidelines shall apply fully to proposed General Plan Amendments.

5.1 MOUNTAIN RESIDENTIAL LAND USE

OBJECTIVES

5.1.1 To limit residential development in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of the public services and facilities required to support higher densities.

5.1.2 To maintain a large proportion of the County in open space as a means of retaining the existing rural scenic character and a healthy environment.

POLICIES

5.1.3 Allow residential development in the Mountain Residential Land Use category at densities based on the following criteria:

a) If the average (mean) parcel size of the surrounding parcels exceeds 40 acres, that average shall be the minimum parcel size allowed for new land divisions (or maximum development density). The average shall include all parcels which are designated Mountain Residential and which are wholly or partially included in a 1/2 mile radius from the subject parcel boundary, excluding paper subdivision and other nonconforming parcels under 1 acre.

2) If the average parcel size as calculated above is below 40 acres, the minimum allowable parcel size for new land divisions (or maximum development density) shall be between 10 and 40 net developable acres and shall be determined by use of the matrix for residential density determination [See Section 11.4].

PROGRAM

5.1.101 Maintain a matrix with specific criteria to establish minimum parcel sizes to be allowed within the Mountain Residential density range of 10-40 acres per dwelling unit (ac/du) based on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other required public services and facilities available [See Section 11.4]. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.2 RURAL RESIDENTIAL LAND USE

OBJECTIVE

5.2.1 To provide for low density residential development on lands suitable for development which have access from roads maintained to rural road standards and adequate fire protection. Limited public services and facilities, physical hazards and development constraints including water availability and septic capability, and the desire to maintain rural character restrict more intensive development of these areas.

POLICIES

5.2.2 Allow residential development at a density of 2 1/2 - 20 net developable acres per dwelling unit (ac/du) in the Rural Residential Land Use category.

5.2.3 Discourage the raising or keeping of animals in rural areas of smaller parcels where adverse environmental impacts might result from such use.

Aptos:

5.2.4 Any development of the property APN 40-081-06, 07, 09 (lower portion of 09) at the north end of Haas Drive designated for Rural Residential use shall utilize a design which will not preclude future urban development when and if a General Plan amendment is granted and the following development criteria are met:

a) Urban development shall not occur until the water connection moratorium in the Soquel Creek County Water District is lifted.
b) Urban development shall not occur unless the property is annexed to the Aptos Fire Protection District with mitigation of associated fiscal impacts.
c) Any future project shall be limited to a density compatible with the adjacent developed areas.
d) Any future project shall include a neighborhood park as specified in Section 4.2 of the General Plan.
e) Full mitigation of archaeological resources impacts shall be incorporated in a project design based on a complete archaeological study, including subsurface testing.
f) School impacts shall be mitigated through actual use of impact fees or other means.
g) Adequate primary and secondary access shall be provided.

Bonny Doon:

5.2.5 Require minimum parcel sizes of 5 net developable acres in the Rural Residential areas in the Bonny Doon planning area except for the Highview Drive area.

Carbonera:

5.2.6 Condition further land division along Hidden Valley Road and Ponza Lane to require prior to recording of final parcel maps, that primary and secondary access roads are provided and upgraded to fire safety standards and that road maintenance agreements are created and recorded for all new parcels on Ponza Lane, Hidden Valley Road and the secondary access road connecting the northen ends of these two roads.

5.2.7 Limit, in accordance with the fire safety policies of Section 3.5 further development in the Old Pilkington Road area until a secondary egress is completed.

Eureka Canyon:

5.2.8 Limit, in accordance with the fire safety policies of Section 3.5, further development served by Sans Road until a secondary egress is improved.

San Lorenzo Valley:

5.2.9 Development of the site of the former Zayante quarry and processing area may only occur after approval of a Restoration and Reclamation Plan for the previous quarry site.

PROGRAMS

5.2.101 Maintain a matrix with specific criteria to establish minimum parcel sizes to be allowed within the Rural Residential density range of 2 1/2 - 20 ac/du based on the degree of physical development hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of public services and facilities available, and the existing land use pattern in the area [See Section 11.4]. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.2.102 Maintain two types of rural residential zoning: one of a primarily residential character and another permitting some agricultural uses such as limited horticulture, crop raising, and livestock raising including private stables, in order to recognize the differences in physical settings and community character. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.3 SUBURBAN RESIDENTIAL LAND USE

OBJECTIVE

5.3.1 To allow suburban density residential development in areas which have lands suitable for development, access from adequate roads, maintained to rural road standards outside the USL and to urban road standards inside the USL, public water service, soils of good septic suitability, and structural fire protection by the local fire protection district or the Division of Forestry.

POLICIES

5.3.2 Allow residential development at a density of 1-5 net developable acres per dwelling unit (ac/du) in the Suburban Residential Land Use category. [See also Policy 9.1.1.9]

Aptos Hills:

5.3.3 Allow a maximum density of 2 1/2 net developable acres per dwelling unit (ac/du) and encourage cluster development in the Suburban Residential area of Day Valley in the Aptos Hills planning area.

PROGRAM

5.3.101 Establish and maintain specific criteria to establish minimum parcel sizes to be allowed within the Suburban Residential density range of 1-5 ac/du based on the degree of physical hazards or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other public services and facilities available, and the existing land use pattern in the area [See Section 11.4]. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.4 URBAN LOW RESIDENTIAL LAND USE

OBJECTIVE

5.4.1 To provide for areas of predominantly single-family residential development at low urban densities in areas inside the Urban Services Line which have a full range of urban services or are currently developed to an urban density.

POLICIES

5.4.2 Allow residential development at densities shown in Table 5-2 in the Urban Low Residential Land Use category, including incentives for projects with a large percentage of low and moderate income housing [See Policies 9.1.1.3 and 9.1.1.9.]

Table 5-2: URBAN LOW RESIDENTIAL LAND USE*

	Standard Project	25% or More Affordable	100% Affordable Elderly
Mimimum Net Developable Square Feet Per Dwelling Unit	20,000 to 6000 sq.ft.	5,000 sq.ft	4,000 sq. ft.
Dwelling Units Per Net Developable Acre	2.2 to 7.3 du/ac	8.7 du/ac	10.9 du/ac

Note: *See also Section 11.3: Development Phasing/Urban Reserve.

5.4.3 Consider terrain, adequacy of access, and the pattern of existing land use in the neighborhood, or unique circumstances of public value (such as golf courses), in determining the specific density to be permitted for individual projects within the Urban Low Residential density range [See also Section 8: Community Design and Amenities].

Aptos:

5.4.4 Prohibit reduction in parcel size in the Deer Park Villas area and cooperate with Fish and Game Commission efforts to create a wildlife refuge.

North Coast, La Selva, and San Andreas:

5.4.5 Recognize Davenport, Sand Dollar Beach/Canon Del Sol and Pajaro Dunes as existing areas outside the Urban Services Line which have services comparable to full urban services and are currently or will be developed to an urban density. Designate these areas as Urban Low Residential on the General Plan Land Use and Facilities Maps.

PROGRAM

5.4.101 Establish Urban Low Residential uses through the following zone districts:

Table 5-3: URBAN LOW RESIDENTIAL LAND USE

	Standard Project	25% or More Affordable	100% Affordable Elderly
Single-Family Residential	R-1-20 to R-1-6	R-1-5	R-1-4
Multiple Residential	RM-6	RM-5	RM-4

Responsibility: Planning Department, Planning Commission, Board of Superviors.

5.5 URBAN MEDIUM RESIDENTIAL LAND USE

OBJECTIVES

5.5.1 To provide for medium density urban residential development in areas within the Urban Services Line where the increased residential intensity can be served by a full range of urban services, access onto collector or arterial streets, and location near neighborhood, community or regional shopping facilities.

5.5.2 To offer a broad range of medium density residential opportunities including single-family units and multi-family developments.

POLICIES

5.5.3 Allow residential development at densities shown in Table 5-4 in the Urban Medium Residential Land Use category, including incentives for projects with a large percentage of low and moderate income housing and for elderly projects [See Policies 9.1.1.3 and 9.1.1.9].

Table 5-4: URBAN MEDIUM RESIDENTIAL LAND USE

	Standard Project	25% or More Affordable	100% Affordable Elderly
Mimimum Net Developable Square Feet Per Dwelling Unit	5000 to 4000 sq.ft.	3500 sq.ft.(sfd) 3000 sq.ft.(mfd)	2500 sq.ft.
Dwelling Units Per Net Developable Acre	8.7 to 10.9 du/ac	12.4 du/ac (sfd) 14.5 du/ac (mfd)	17.4

5.5.4 Consider adequacy of access, pattern of existing land use in the neighborhood, and location with respect to neighborhood, community or regional shopping and other community facilities in determining the specific density to be permitted for individual projects within the Urban Medium Residential density range [See also Section 8: Community Design and Amenities].

5.5.5 Establish a minimum lot size of 3500 sq. ft. for the creation of new lots for detached single-family residential development.

5.5.8 Allow new residential projects of 4 or fewer dwelling units, on existing lots of record, to develop at densities up to 1 du/3,000 sq. ft. without including low/moderate income housing in the project where such development is consistent with the neighborhood character.

Aptos:

5.5.6 Implement in the Aptos Village area the specific residential density categories as designated in the Aptos Village Community Design Framework.

5.5.9 Any new development on APN 39-191-01 off Mar Vista Drive must:

(i) provide a span bridge (not culvert) to cross the riparian corridor to any development on its west side; and

(ii) provide public access from Mar Vista Drive to the schoolpark land to the west.

Live Oak:

5.5.7 Designate APN 26-061-55, 57 on 7th Avenue north of Rodriguez Street as urban medium residential with use conditioned exclusively for senior low cost residential development (2500 sq. ft./du). Should such development prove infeasible, the designated use shall revert to urban low residential.

PROGRAM

5.5.101 Establish Urban Medium Residential uses through the following zone. districts:

Table 5-5: URBAN MEDIUM RESIDENTIAL LAND USE

	Standard Project	25% or More Affordable	100% Affordable Elderly
Single-Family Residential	R-1-5 to R-1-4	R-1-3.5	N/A
Multiple Residential	RM-5 to RM-4	RM-3	RM-2.5

Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.6 URBAN HIGH RESIDENTIAL LAND USE

OBJECTIVES

5.6.1 To provide for areas of predominantly multi-family development at high densities in locations within the Urban Services Line where the increased density can be accommodated due to a full range of urban services and location near collector and arterial streets, providing transit service and close to neighborhood, community or regional shopping facilities.

5.6.2 To recognize urban high density residential development in areas already existing at this density.

5.6.3 To provide a land use category primarily for multiple housing unit development while recognizing areas of existing very small lot single-family development.

POLICIES

5.6.4 Allow residential development at densities shown in Table 5-6 in the Urban High Residential Land Use category, including incentives for projects with a large percentage of low and moderate income housing and for elderly projects [See Policies 9.1.1.3 and 9.1.1.9].

Table 5-6: URBAN HIGH RESIDENTIAL LAND USE

	Standard Project	25% or More Affordable	100% Affordable Elderly
Mimimum Net Developable Square Feet Per Dwelling Unit	3000 to 2500 sq.ft.	2,000 sq.ft	1500 sq. ft
Dwelling Units Per Net Developable Acre	14.5 to 17.4 du/ac	21.8 du/ac	29.0 du/ac

5.6.5 Consider adequacy of access, pattern of existing land use in the neighborhood, location with respect to shopping and other community facilities, and parcel size in determining the specific density to be permitted for individual projects within the Urban High Residential density range [See also Section 8: Community Design and Amenities].

5.6.6 Consider higher density within the allowable Urban High density range on parcels over two acres in size with good access to an arterial street since these can provide maximum opportunities for high density cluster type development.

5.6.11 Allow new residential projects of four or fewer dwelling units on existing lots of record to develop at densities of up to 1 du/2,000 sq. ft. without including low/moderate income housing in the project where such development is consistent with the neighborhood character.

Aptos:

5.6.7 Allow build-out of the established Searidge Subdivision neighborhood at 1500 sq. ft. per dwelling unit for projects which include 25% low or moderate income housing.

5.6.8 Implement in the Aptos Village area the specific residential density designations as specified in the Aptos Village Community Design Framework.

Live Oak:

5.6.9 Allow flexibility with regard to the future use of the County-owned 17th Avenue "Granite Rock" property; a number of uses have been suggested for this site: public recreation, revenue-producing private recreation, low/moderate cost housing, shuttle parking, sale for parks revenues, and combinations of these.

Pajaro Valley:

5.6.10 Process urban residential development in the area between Corralitos Creek and Pajaro Valley Shopping Center pursuant to the environmental review procedure to ensure that adequate urban services are available, urban open space resources are preserved, clustering of development takes place, and site improvement standards are applied.

PROGRAM

5.6.101 Establish Urban High Residential uses through the following zone districts:

Table 5-7: URBAN HIGH RESIDENTIAL LAND USE

	Standard Project	25% or More Affordable	100% Affordable Elderly
Single-Family Residential	R-1-3.5 (for existing development)	N/A	N/A
Multiple Residential	RM-3 to RM-2.5	RM-2	RM-1.5

Responsibility: Planning Department, Planning Commission, Board of Supervisors.

5.7 VISITOR ACCOMMODATIONS*

OBJECTIVES

5.7.1 To provide for residential uses which involve only temporary occupancy.

5.7.2 To provide for visitor needs while preserving the unique setting which attracts visitors to the County.

POLICIES

5.7.3 Allow hotels, motels, horizontal hotels, and organized tent and recreational vehicle camping parks in areas designated Community Commercial and Coastal/Tourist Commercial at densities commensurate with good site design, adequate parking and landscaping, sewer capacities and septic system regulations, and adherence to zoning district height and setback requirements.

5.7.4 Require all visitor serving facilities to be located where adequate access and public services and facilities are available, to be designed and operated to be compatible with adjacent land uses, to utilize and complement the scenic and natural setting of the area, and to provide proper management and protection of the environment. Require a Use Permit to establish and maintain such uses and closely scrutinize each use to prevent adverse impacts on adjacent residential areas.

5.7.5 Require any visitor accommodations that are converted to permanent occupancy residential use to conform to General Plan standards where a residential density is designated.

Soquel:

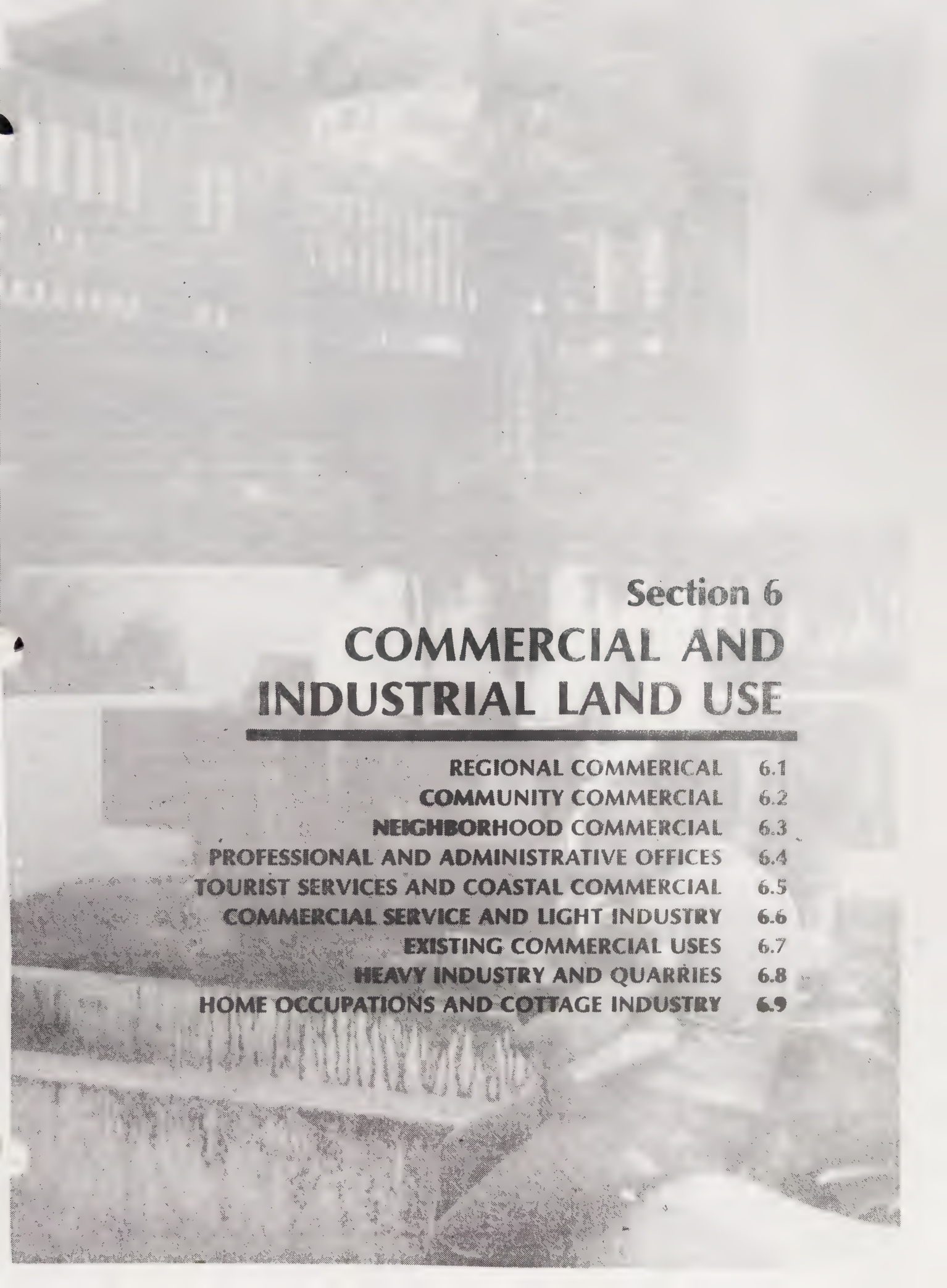
5.7.6 Encourage visitor acccommodations in the Willowbrook Lane/Cabrillo College Drive area of Soquel with an allowed density of 16-22 du/ac.

PROGRAM

5.7.101 Review General Plan standards for visitor accommodations as a part of the local Coastal Plan. Develop standards for siting, including spacing outside commercial areas, and revise permitted densities if necessary. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

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* NOTE: See also Section 4.8: Organized Camps and Conference Centers, Section 4.9: Commercial Recreation, and Section 6.5: Tourist Services and Coastal Commercial.



Section 6

COMMERCIAL AND INDUSTRIAL LAND USE

REGIONAL COMMERICAL 6.1
COMMUNITY COMMERCIAL 6.2
NEIGHBORHOOD COMMERCIAL 6.3
PROFESSIONAL AND ADMINISTRATIVE OFFICES 6.4
TOURIST SERVICES AND COASTAL COMMERCIAL 6.5
COMMERCIAL SERVICE AND LIGHT INDUSTRY 6.6
EXISTING COMMERCIAL USES 6.7
HEAVY INDUSTRY AND QUARRIES 6.8
HOME OCCUPATIONS AND COTTAGE INDUSTRY 6.9

COMMERCIAL AND INDUSTRIAL LAND USE

INTRODUCTION

The General Plan establishes three levels of retail commercial activities: regional, community, and neighborhood. This grouping originated in the 1961 County General Plan and was reflected in the Area Plans with minor variations. The regional centers are located in the incorporated areas of Santa Cruz, Scotts Valley and Watsonville, with a fourth center comprised of the 41st Avenue area both within and adjacent to the City of Capitola. Community commercial centers are widely spaced around the County and contain the major commercial activity in the unincorporated area. Neighborhood centers provide small-scale commercial services within walking distance to urban neighborhoods or central to rural communities.

The Professional and Administrative Offices designation was newly developed to specifically recognize this lower intensity commercial use. The General Plan provides for this use in areas designated on the General Plan Maps, within designated commercial centers, and adjacent to commercial centers as buffers between commercial and residential land uses.

The Tourist Services and Coastal Commercial policies came from the Area Plans. The policies recognize the active tourist commercial uses, both along the coast and in the mountains. This section will be further augmented by the policies developed in the Local Coastal Plan.

Commercial Services and Light Industry are grouped together as being of equivalent intensity. This category accommodates the nonretail commercial activities.

The policies for Existing Commercial Uses come from the Live Oak Area General Plan and have been expanded countywide. These policies provide for the continuance, remodeling, rehabilitation, reconstruction, and change of use of existing commercial uses outside the designated commercial areas on the land use maps; major expansion or change of use to a more intense use is not allowed.

The Heavy Industry and Quarry policies come from the Area Plans. Only the existing heavy industrial sites and quarry sites are recognized on the General Plan Maps, with allowance for new facilities provided through General Plan amendment.

The Home Occupations and Cottage Industries policies come from the Live Oak, San Lorenzo Valley, and Bonny Doon Area General Plans and cover primarily small scale home enterprises.

6.0 COMMERCIAL AND INDUSTRIAL LAND USE

GOALS

6.0.1 To provide adequate facilities to meet the shopping, service, and basic employment needs of County residents and area visitors in a manner compatible with adjacent residential development, public facilities, natural resource protection, environmental quality and high standards of urban design.

6.0.2 To contain commercial and industrial uses in designated areas, avoiding new freeway oriented development and new strip commercial uses, to minimize impacts on residential areas, adjacent roads, and property, and on the scenic setting of the County.

6.0.3 To provide for a mix of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level.

6.0.4 To actively promote Santa Cruz County as a location for light, clean, nonpolluting industry to provide employment for County residents.

6.1 REGIONAL COMMERCIAL

OBJECTIVE

6.1.1 To support the maintenance and improvement of regional commercial centers which accommodate a broad range of retail and service commercial activities and the larger commercial establishments providing major purchase commodities.

POLICIES

6.1.2 Recognize four Regional Commercial Centers in the County, located in the downtown areas of the cities of Watsonville, Santa Cruz and Scotts Valley, and at 41st Avenue and Capitola Road.

6.1.3 Direct regional market-area uses such as large department stores into these Regional Commercial Centers.

6.1.4 Ensure the compatibility of the 41st Avenue Regional Center with surrounding uses through careful attention to traffic patterns, noise, lighting, and the provision of adequate landscaping buffers or land use buffers such as professional offices between the regional shopping area and nearby residential uses.

6.2 COMMUNITY COMMERCIAL

OBJECTIVES

6.2.1 To provide centers of concentrated commercial use accommodating a mix of commercial activities and serving the general shopping and service needs of the communitywide market areas without duplicating the major shopping service uses provided in the regional commercial centers and commercial service areas.

6.2.2 To provide community commercial areas with definite boundaries such that the concentration of public and private investment and planning efforts will result in more viable commercial areas which serve a role as special places for working, shopping and cultural activities and which increase the efficient use of transportation.

6.2.3 To provide opportunities for the creation of retail and service commercial uses, in a manner compatible with the rural environment, that provide for the needs of the residents and the requirements of the tourist population.

POLICIES

6.2.4 Designate on the General Plan Land Uses and Facilities Maps Community Commercial Centers in the communities of Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on the existence of communitywide market areas served by these centers.

6.2.5 Allow a broad range of commercial uses in the Community Commercial Centers that are of a communitywide scale and service area without duplication of Regional Commercial or Commercial Service uses provided for elsewhere. Allow a mix of residential and commercial uses in Community Commercial areas as provided in Village Design Plans at densities which allow good site design and commercial utilization of property.

6.2.6 Channel new proposed commercial uses into designated Community Commercial Centers.

6.2.7 Ensure the quality of commercial development through the Planned Development Permit procedures to regulate signing, landscaping, on-site circulation, parking, drainage, site and building design, and traffic patterns. [See Sections 8.4 and 8.5: Village Design Plans, Site Improvement Standards.]

6.2.8 Allow expansion of a Community Commercial Center through a General Plan Amendment only under an integrated development plan, and at such time as either large building sites or additional commercial space is required and cannot be located within one of the Village Centers.

Live Oak:

6.2.9 Apply the following conditions to new developments in Commercial designations for parcels fronting on 7th Avenue, north of Southern Pacific railroad tracks:

a) No on-street parking shall be allowed along the parcels' frontage.
b) Low traffic-generating uses shall be encouraged.

Soquel:

6.2.10 Designate APN 30-101-31, located on the northwest corner of Soquel Drive and Aguazul Drive, for special treatment. The unique setting of the site at the eastern entrance to Soquel Village and its contiguity to Residential and Commercial Development makes it appropriate for Residential Use, for Commercial Use, or for a mix of such uses. Any development of the site must be compatible with future development in the vicinity of the site, as contemplated in the General Plan, and shall require Board of Supervisors review and approval.

6.2.11 Any future development proposal shall be designated to ensure that Community Commercial development on the north side of Soquel Drive terminates at the corner of Soquel Drive and Aguaul Drive. A project which allows reasonable expansion of the adjacent commercial use, combined with residential uses on the corner, and which does not create a new entrance onto Soquel Drive, shall be preferable.

6.2.12 Designate APN 30-161-11, located at the southwest corner of Walnut Avenue and Soquel Drive, as the eastern terminus of Community Commercial development in Soquel Village on the south side of Soquel Drive.

San Lorenzo Valley:

6.2.13 Designate the Cody House site as Community Commercial to ensure the preservation and restoration of the Cody House as a significant historical resource. Any proposal for the site shall provide for the preservation and restoration of the Cody House, pursuant to a historic preservation plan approved by the Board of Supervisors.

PROGRAM

6.2.101 Maintain and apply a broad use Community Commercial Zone District to regulate the development and uses of Community Commercial Centers. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.3 NEIGHBORHOOD COMMERCIAL

OBJECTIVE

.3.1 To provide compact and conveniently located shopping and service uses to meet the limited needs of individual urban neighborhoods or rural communities.

POLICIES

6.3.2 Designate on the General Plan Land Uses and Facilities Maps those areas existing as, or suitable for, Neighborhood Commercial uses based on the provision of small-scale neighborhood serving businesses within walking distance of the various urban neighborhoods or centrally located to serve rural communities. Allow new Neighborhood Commercial Center development at locations other than those designated on the General Plan only through a General Plan amendment when a demonstrated need exists.

6.3.3 Allow only such Neighborhood Commercial uses that are of a small scale, appropriate to a neighborhood service area, and which will not have adverse traffic, noise, and aesthetic impacts on the adjacent residential areas. Allow residential uses as incidental to commercial uses of property in the Neighborhood Commercial category.

6.3.4 Allow the expansion or development of new Neighborhood Commercial facilities only where a local need and market exists as demonstrated by a market study to be conducted as part of the environmental assessment for the project.

6.3.5 Allow the establishment of single, new, small scale, neighborhood grocery stores in residential areas where the environmental assessment documents that a local need and market exist, based on a market study, and that such a use will not adversely affect adjacent residential uses.

6.3.6 Ensure the compatibility of development with adjacent areas through Planned Development Permit procedures to regulate siting, design, landscaping, signing, parking and circulation, drainage, and access. [See Section 8.5.: Site Improvement Standards.]

PROGRAM

6.3.101 Maintain and apply a limited use Neighborhood Commercial Zone District to regulate the development and use of Neighborhood Commercial Centers. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.4 PROFESSIONAL AND ADMINISTRATIVE OFFICES

OBJECTIVE

6.4.1 To establish professional and administrative office areas where there is a recognized need for office uses such as in medical center areas and adjacent to commercial centers.

6.4.2 To provide for lower impact, nonretail commercial uses in the form of professional and administrative offices as buffer uses between residential areas and the more intensive commercial and industrial activities.

POLICIES

6.4.3 Designate on the General Plan Land Uses and Facilities Maps those areas suitable for Professional and Administrative Office use due to location on a major arterial and 1) in an area where such uses will be a buffer between residential uses and major commercial centers or industrial uses, or 2) in an area where medical offices are appropriate due to proximity to a major hospital, provided that such placement shall not conflict with agricultural protection policies.

6.4.4 Allow Professional and Administrative Offices such as medical offices, business offices, branch banks, and real estate offices, as well as personal services, in areas considered for Professional and Administrative Office use. Allow restaurants in areas designated for Office use but not where the Office designation is utilized as a buffer to residential areas. Exclude retail, wholesale, service commercial, and industrial uses except as incidental uses.

6.4.5 Allow small-scale Professional and Administrative Office uses in Residentially designated areas located immediately adjacent to designated Community and Regional Commercial or Industrial areas where such locations would form a buffer to adjacent residential uses and can be accessed from an arterial or collector street. Do not allow more active uses in these locations, such as personal services, branch banks, restaurants, and large medical offices or clinics, where they will adversely affect the adjacent residential land uses.

6.4.6 Ensure the compatibility of Professional and Administrative uses with adjacent land uses through the Planned Development Permit procedure to regulate signing, landscaping, on-site circulation, parking, drainage, site and building design, and traffic patterns. [See Section 8.5: Site Improvement Standards.]

Live Oak:

6.4.7 Require mitigation of traffic impacts as a condition of expanding existing offices or developing new office uses in the area designated for Professional and Administrative use on the west side of Mission Drive. Include in the traffic mitigation access from

Soquel Drive or Paul Sweet Road, in the area of Dominican Hospital in order to direct the office traffic away from the Mission Drive Residential Neighborhood.

San Lorenzo Valley:

6.4.8 Allow only small-scale office use in the designated Professional and Administrative Office area on the west side of Highway 9 north of the Boulder Creek Village Center consistent with the sanitation limitations of the area (possible septic haul-away required), potential for traffic impacts, and the residential and scenic corridor setting. Building scale and design should blend with and enhance the scenic corridor and residential character of the area, and joint development and use of parking facilities out of view of Highway 9 should be encouraged where feasible.

PROGRAMS

6.4.101 Maintain and apply a Professional and Administrative Office Zone District to regulate the location and development of these activities as designated or allowed by the General Plan. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.5 TOURIST SERVICES AND COASTAL COMMERCIAL

OBJECTIVE

6.5.1 To encourage the development of coastal and tourist visitor serving commercial uses, while ensuring the compatibility of these specialized commercial activities with other land uses and the scenic setting of the County.

POLICIES

6.5.2 Designate on the General Plan Land Uses and Facilities Maps those areas specifically suitable for inclusion in the Tourist Services/Coastal Commercial Land Use category based on: proximity to public beaches, the yacht harbor, state parks, or other tourist/recreational attractions; the provision of adequate public services, such as public water, adequate roads, and adequate fire protection; and the character of the area such that the introduction of this type of commercial use does not conflict with residential uses, the environment, or the scenic or rural setting of the County.

6.5.3 Allow visitor serving commercial activities oriented to marine, tourist, and recreation activities, including gift shops, real estate offices, restaurants, hotels and motels, tent and recreational vehicle travel parks, boat sales, rental, and services, and similar retail and service activities as well as neighborhood commercial uses in the Tourist Services/Coastal Commercial Land Use category.

6.5.4 Ensure compatibility with adjacent land uses through the Planned Development Permit procedures with careful attention being paid to adequate landscaping, signing, protection of ocean views, site and building design, access, drainage, and on-site parking and circulation. [See Section 8.5: Site Improvement Standards.]

Live Oak:

6.5.5 Require that the principal use of the Commercially designated property at E. Cliff Drive and 17th Avenue [APN 27-273-32, 33, 34] shall be for visitor lodging consistent with the State Coastal Act and the County Local Coastal Plan.

Skyline and Summit:

6.5.6 Allow the limited expansion only of the existing restaurant uses on Highway 17 at the Summit and only if mitigations can be found and implemented for existing and potential traffic impacts.

PROGRAM

6.5.101 Maintain and apply a Tourist/Coastal Commercial Zone District to regulate the location and development of visitor serving uses. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.6 COMMERCIAL SERVICES AND LIGHT INDUSTRY

OBJECTIVE

6.6.1 To meet the service and employment needs of the community by providing for commercial services and light industrial activities in areas having adequate access and public services and where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses.

POLICIES

6.6.2 Designate on the General Plan Land Uses and Facilities Maps those areas appropriate for Commercial Services/Light Industry use based on proximity to major streets and rail transportation, the provisions of adequate services, and compatiblity with adjacent land uses and the environment.

6.6.3 Allow office use; light industrial facilities such as assembly and manufacturing; commercial services facilities such as auto repair, contractor's yards, and warehouseing; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales in the Commercial Services/Light Industry Land Use category. Limit the permitted uses in this category to those without major pollution or nuisance factors. Limit general retail commercial uses in areas designated for this land use to only those incidental to and part of a commercial service or industrial use on the same property, such as minor retail sales at an electronics assembly plant to market items assembled on site.

6.6.4 Encourage assembly of existing small parcels and restrict intensity of use on small parcels to minimize impacts on traffic and adjacent properties. Office and other small nonretail uses are most appropriate for the existing small parcels.

6.6.5 Ensure compatibility with adjacent uses through the Planned Development Permit procedures with careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing, and mitigation of nuisance factors. [See Section 8.5: Site Improvement Standards.]

Aptos Hills:

6.6.6 Allow commercial service uses (excluding industrial M-1 uses) in the area designated Commercial Services/Light Industry at the northeastern quadrant of Freedom Boulevard and Highway 1 through the Planned Development permit process with adequate mitigation of potential adverse impacts on traffic, the groundwater aquifer and nearby Valencia Lagoon and the adjacent residential neighborhoods.

Live Oak:

6.6.7 Apply the following conditions to new developments in Commercial Services/Light Industry designations for parcels fronting on 17th Avenue south of Brommer Street:

a) No on-street parking shall be allowed along the parcels' frontage.

b) Low traffic generating uses should be encouraged.

Pajaro Valley:

6.6.8 Allow no expansion of commercial uses on property located on Freedom Boulevard at Compton Terrace and Emme Lane until a Freedom village Design Study is adopted.

6.6.9 Allow office and light industrial uses (excluding commercial service or retail uses) on the property on the east side of Loma Prieta Avenue, south of Airport Boulevard in the Freedom area through Planned Development review, with full mitigation of potential adverse impacts on traffic, the adjacent residential neighborhood, and the environment.

San Lorenzo Valley:

6.6.10 Ensure that the development of Commercial Services/Light Industry activities is compatible with the environment, and restrict the designation of M-1 Zone District designations in Commercial areas.

6.6.11 Evaluate each development proposal on the merits of need, sufficiency of the site, and compatibility of the use with adjacent property and the environment.

6.6.12 Ensure the compatibility of new or redeveloped uses with the rural setting through Planned Development control of siting, design, landscaping, signing, etc.

PROGRAMS

6.6.101 Establish the Commercial Services/Light Industry uses through the Commercial Service and Light Industry Zone District designations, depending on location and type of use. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.6.102 Establish a program to investigate means to create incentives for bringing light, clean, nonpolluting industry to Santa Cruz County. Responsibility: Planning Commission, Board of Supervisors.

6.7 EXISTING COMMERCIAL USES*

OBJECTIVE

6.7.1 To allow for the continued utilization of commercial improvements existing outside of areas designated on the General Plan Land Uses and Facilities Maps for such activity, where the use is compatible with adjacent land uses and where it is not feasible to replace the activity with a conforming land use.

POLICIES

6.7.2 Allow the continuation of all existing commercial uses* which do not conform to the type of commercial activity designated on the General Plan Land Uses and Facilities Maps or which are located outside of areas designated on the General Plan Land Uses and Facilities Maps for Commercial use but which conform to the following "Commercial Criteria":

a) The existing business is contained within a structure originally built for commercial purposes, or a structure which has been legally converted to a commercial use in conformance with the Building Code and through an approved Planned Development Permit; and

b) The property on which the business is located currently has some type of commercial zoning, or the site has had a continuous history of commercial use [See Glossary]; and

c) The use is compatible with adjacent land uses, such that the hours of operation of the business, the noise levels, the aesthetic impacts, and the traffic to the site do not now significantly adversely impact adjacent land uses.

6.7.3 Allow commercial uses conforming under the above "Commercial Criteria" to be continued, remodeled, rehabilitated, or reconstructed without major expansion and as long as there will be no increased adverse impacts on adjacent land uses.

6.7.4 Allow commercial uses conforming under the "Commercial Criteria" to change uses to an equal or less intense commercial use on the following basis:

a) That it is not reasonably economically or physically feasible to make the use of the property compatible with the underlying General Plan Land Use designation;

b) That the use is and will be compatible with adjacent land uses and that any increased adverse impacts on access or public facilities and services will be mitigated; and

c) That the site is physically separate from surrounding properties such that continued commercial use is appropriate in that location.

Note: *This section does not apply to Home Occupations, which are covered in Section 6.9.

6.7.5 Phase out all commercial uses which do not conform under the "Commercial Criteria" and which are 1) outside areas designated for Commercial use on the General Plan Land Uses and Facilities Maps, or 2) which do not conform to the type of commercial activity designated on the General Plan Land Uses and Facilities Maps. Encourage relocation of these uses to appropriate designated areas, and do not allow any major reconstruction, expansion, or change of use except to a conforming use, on these properties. Consider exemptions from this policy in special cases where those uses may be of special value to their remote community.

6.7.6 Require all commercial signing to be brought into conformance with current County standards as a condition of any discretionary development permit or after an amortization period as provided for in the Zoning Ordinance, whichever is sooner.

Live Oak:

6.7.7 Recognize the continued Commercial Service/Light Industry use on APN 029-042-10 for the existing facilities of the Central County Garbage Company and allow interim improvements and minor expansion by use permit with mitigation of impacts on adjacent residential uses pending completion of the 1982-83 revision of the County's Solid Waste Management Plan. Require that within five (5) years of the final adoption of the revised Solid Waste Management Plan, the improvements be removed from the property and the land revert to residential uses.

6.8 HEAVY INDUSTRY/QUARRIES

OBJECTIVES

6.8.1 To provide for heavy industrial activities such as resource extraction, lumber mills, and major manufacturing plants, so as to encourage the productive utilization of the County's natural resources and provide employment for County residents.

6.8.2 To regulate heavy industry so as to ensure its compatibility with the environment, supporting infrastructure, and adjacent land uses in the County.

6.8.3 To allow the orderly economic extraction of minerals with conditions to require minimal adverse impacts on aquifers, streams, scenic values, and surrounding residential land uses.

POLICIES

6.8.4 Recognize on the General Plan Land Uses and Facilities Maps with schematic symbols the sites of existing operating facilities for quarries and heavy industries. Any change in use shall be subject to full environmental and economic analysis and review by the County for the adequacy and appropriateness of the site for the proposed use and shall be subject to a General Plan Amendment.

6.8.5 Allow continued operation of existing quarries and allow expansion within areas designated as Mineral Resources where environmental impacts can be mitigated. Require all existing quarries to meet the requirements of the County's Quarry Regulations Ordinance. Require restoration of sites upon depletion of mineral resources or cessation of use, and ensure that the rehabilitation and future land uses of depleted quarry sites are in accordance with conservation and open space values. [See also Section 1: Natural and Cultural Resource Protection and Section 2.5: Minerals.]

6.8.6 Allow continued operation of existing heavy industrial uses and their reconstruction, modernization and expansion to the extent compatible with adjacent uses and environmental values.

6.8.7 Require full environmental impact analysis and amendment of the General Plan to establish new heavy industrial facilities or for new quarries outside the areas designated for Mineral Resources on the General Plan Resources and Constraints Maps.

San Lorenzo Valley:

6.8.8 Restrict the establishment of industrial activities that are not suited to the area due to limited sites, poor accessibility, insufficient infrastructure, and possible environmental impact, especially with regard to protection of water quality.

PROGRAM

6.8.101 Refine, maintain and apply performance standards and Heavy Industry Zone Districts to regulate the location, development, and operation of heavy industries and quarries. Control development and operation impacts through the Planned Development and Planned Quarry Permit procedures for all heavy industry and quarry sites, respectively. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.9 HOME OCCUPATIONS AND COTTAGE INDUSTRY

6.9.1 HOME OCCUPATIONS

OBJECTIVE

6.9.1.1 To encourage the independence-of-livelihood provided by small businesses conducted as Home Occupations [See Glossary], and to ensure that their continuation is provided for as a part of the business and cultural life of the community.

POLICIES

6.9.1.2 Permit small businesses as Home Occupations in residential areas and residential zone districts as accessory uses to the primary use of the property as residential.

6.9.1.3 Maintain Home Occupations regulations in the County Zoning Ordinance to control the allowable Home Occupation activities and prevent adverse impacts on surrounding properties. When Home Occupations expand to the extent that they impinge upon the adjacent residential uses, require relocation to a Commercial or Industrial area as appropriate.

PROGRAM

6.9.1.101 Develop and administer performance standards to minimize adverse impacts on surrounding land uses and to govern the review and approval of permits for Home Occupations. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.9.2 COTTAGE INDUSTRY

OBJECTIVE

6.9.2.1 To encourage the establishment of Cottage Industry [See Glossary] consisting of small-scale productive enterprises and arts and crafts activities, to provide a local employment base that has minimal impact on the environment and that enhances the County's prospects for tourist derived income.

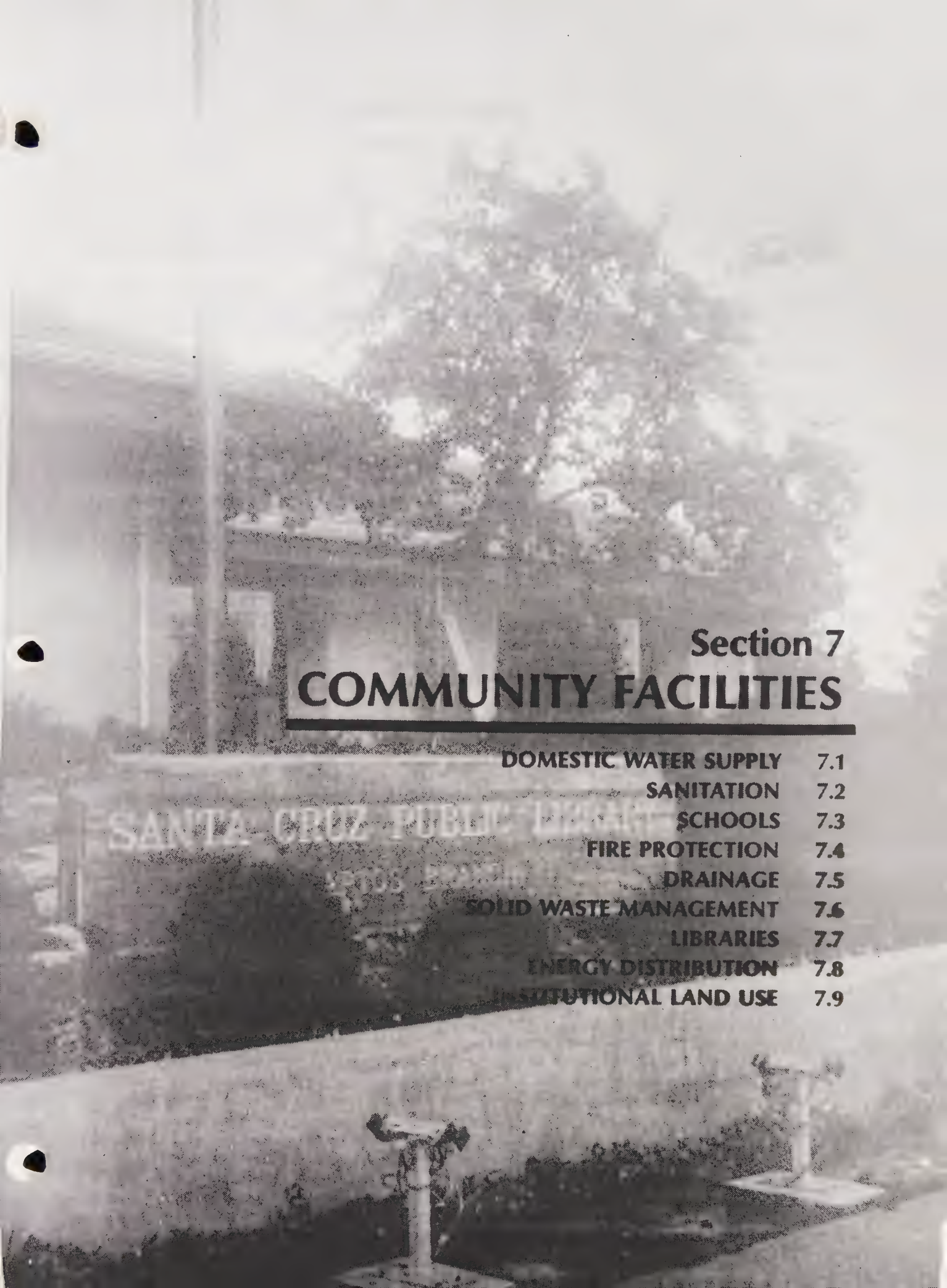
POLICY

6.9.2.2 Allow Cottage Industry with major retail sales to locate within Community Commercial Centers. Allow Cottage Industry, including those that combine crafts work with minor retail sales, to locate within or on the fringes of Community Commercial Centers.

PROGRAMS

6.9.2.101 Develop and administer performance standards and specific siting criteria to minimize adverse impacts on surrounding land uses and to govern the review and approval of permits for Cottage Industries. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

6.9.2.102 Support arts and crafts shows to develop public appreciation for, and awareness of, cottage industry activities. Responsibility: Parks, Open Space, and Cultural Services Department, Business Associations.



Section 7
COMMUNITY FACILITIES

DOMESTIC WATER SUPPLY 7.1
SANITATION 7.2
SCHOOLS 7.3
FIRE PROTECTION 7.4
DRAINAGE 7.5
SOLID WASTE MANAGEMENT 7.6
LIBRARIES 7.7
ENERGY DISTRIBUTION 7.8
INSTITUTIONAL LAND USE 7.9

SANTA CRUZ PUBLIC LIBRARY

COMMUNITY FACILITIES

INTRODUCTION

The Community Facilities' policies come from the Area Plans, from the Energy Element, and from some County Ordinances. These policies focus on facilities for public services, such as domestic water systems and drainage facilities.

The section on Water includes policies requiring commitments from water districts for adequate services for new development, and contains programs for updating the County Water Master Plan, and establishing standards for new service.

The Sanitation section includes policies relating to sewers, community package plants, and septic systems and includes some Energy Element policies.

The Schools section addresses both the educational and recreational uses of school facilities and includes the requirement of adequate school services for new development.

The Fire Protection section addresses fire station siting and development review process to ensure adequate fire protection in terms of response time, adequate roads, and adequate water availability.

The Drainage section includes policies regarding facilities for flood control, surface water quality and coastal wetlands enhancement.

The Solid Waste Management section includes reclamation and recycling policies from the Energy Element.

The Libraries section deals with the siting of branch libraries throughout the County.

The Energy Distribution section includes policies regarding cross-county transmission lines and the undergrounding of local distribution systems.

7.0 COMMUNITY FACILITIES

GOALS

7.0.1 To provide for the health, safety, and welfare of County residents through the provision of adequate community services and infrastructure to support the existing and planned levels of development in the County.

7.0.2 To spread the costs of needed public services equitably among present and future residents and others who benefit.

7.0.3 To promote cooperation among the multiple jurisdictions responsible for supplying services in the County.

7.0.4 To ensure that development within the Urban Services Line proceeds at a pace consistent with the provision or aquisition of urban services and amenities.

7.0.5 To ensure that all areas of the County remain attractive and healthful places to live by the provision of amenities such as recreation, schools, and libraries adequate to meet the needs of the population.

7.1 DOMESTIC WATER*

OBJECTIVES

7.1.1 To ensure adequate quantities of high quality domestic water to support all existing and proposed developments that are or will be dependent on supplies from public water purveyors.

7.1.2 To ensure that the level of population and industrial development permitted is supportable within the limits of the County's finite natural resources and within the constraints of communitywide goals for environmental quality.

7.1.3 POLICIES

Allow additional settlement of areas only where adequate water supply can be made available. Commitments from service districts for water service shall be required prior to project approval.

7.1.4 Encourage voluntary water conservation as a permanent measure. Encourage all water districts to implement water conservation measures. In areas where shortage or overdraft has been substantiated by the water district, require water conservation measures.

7.1.5 Encourage the reuse and recycling of water whenever feasible, including the use of grey-water systems, and recycling of irrigation water for irrigation purposes.

7.1.6 Improve present service and connections between water systems as a priority.

7.1.7 Require the use of water-saving devices such as low-flow fixtures and native drought-resistant planting in new development projects to promote ongoing water conservation.

7.1.8 Require water supply systems in new development to utilize natural gravity flows to the maximum extent feasible, reducing the need for supplemental pumping.

7.1.101 PROGRAMS

Review and revise the Santa Cruz County Master Water Plan based upon overall County objectives, environmental constraints, new population projections, more detailed consideration of groundwater use and management, comprehensive water management, and financing of water development. Provide for the coordination of water development with the total County planning process. Investigate the feasibility of water importation. Responsibility: Planning Department, Department of Public Works, Water Advisory Commission, Water Purveyors, Watershed Management Section.

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*Note: See also Section 2.1: Watersheds; and Section 2.2: Groundwater.

7.1.102 Establish and maintain an active program of public education and other measures for water conservation. Responsibility: Water Advisory Commission, Water Purveyors, Watershed Management Section.

7.1.103 Research the adequacy of water supplies to support projected development and review and amend the County General Plan (particularly the Live Oak, Soquel Creek Water District and Central Santa Cruz County Water District areas) commensurate with the available water supply, if additional water sources which are economically and environmentally sound cannot be found to support the projected levels of development. Responsibility: Planning Department, Planning Commission, Board of Supervisors, Water Purveyors.

7.1.104 Initiate water system improvement programs for distribution and storage facilities to adequately supply domestic water and necessary fire suppression demands. Responsibility: Water Purveyors, Watershed Management Section, Fire Districts, Environmental Health Services.

7.1.105 Establish management programs to ensure the availability of an adequate quantity and quality of domestic water supplies for urban and suburban areas. [See Sections 2.1 and 2.2: Watersheds, Groundwater.] Responsibility: Watershed Management Section, Water Purveyors, Department of Public Works.

7.1.106 Create and administer standards for water supply distribution and storage and for Urban Levels I and II Fire Protection. [See Glossary and Section 3.5: Fire Hazards.] Responsibility: Water Purveyors, Fire Districts, Environmental Health Services, Planning Department.

7.1.107 Develop and require sustained yield well standards for new development. Responsibility: Environmental Health Services.

7.1.108 Develop, maintain, and administer standards for grey-water systems. Responsibility: Environmental Health Services.

7.1.109 Research potential degradation of overdrafted aquifers by allowing additional wells in their recharge areas. If a problem exists, criteria should be developed to regulate new well development. Responsibility: Environmental Health Services, Board of Supervisors.

7.2 SANITATION

7.2.1 URBAN AREAS

OBJECTIVE

7.2.1.1 To provide necessary and adequate sanitation services to areas of urban development within the Urban Services Line based on a trunk-line sewage collection and treatment system.

POLICIES

7.2.1.2 Provide sewer services within the Urban Services Line based on a logical, staged-growth plan. Require commitments from service districts for sanitation facilities prior to project approval.

7.2.1.3 Require new development to pay its full fair share of sewer system improvements needed. In areas where cumulative sewer capacity is a problem, as indicated by the Department of Public Works, require all development to make required downstream improvements or be appropriately limited until downstream improvements are made.

La Selva:

7.2.1.4 Allow new projects within the Urban Services Line in the La Selva area to be served by package sewage plants on an interim basis. Interim package sewage plants are to be built in such a way as to permit future hook-up to, and replacement by, a sewer system. Plan for the eventual extension of a trunk-line sewer collection and treatment system to serve development within the Urban Services Line in the La Selva Area.

PROGRAM

7.2.1.101 Implement a phased program to upgrade sewer lines and treatment facilities within the Urban Services Line to serve existing and planned populations. Responsibility: Santa Cruz County Sanitation District, Local Agency Formation Commission.

7.2.2 RURAL VILLAGE AREAS

OBJECTIVE

7.2.2.1 To provide for future sewage collection, treatment, and disposal on a community basis in designated village areas outside the Urban Services Line.

POLICIES

San Lorenzo Valley:

7.2.2.2 Designate the village centers and the adjacent residential areas of Boulder Creek, Ben Lomond, and Felton as areas where future community sanitation facilities could be appropriate.

North Coast:

7.2.2.3 Designate Davenport as an exisitng village center with a community sanitation system.

PROGRAMS

7.2.2.101 Research and test the feasibility of newly evolving technology to provide small community sewage disposal systems in a manner more environmentally and economically acceptable and more easily maintained than available systems. Responsibility: Department of Public Works, Watershed Management Section, Environmental Health Services.

7.2.2.102 Establish mandatory sanitation districts to plan, build, and operate community sewage disposal systems in designated Village areas to serve existing and projected levels of development so as to prevent environmental degradation. Responsibility: Department of Public Works, Board of Supervisors, San Lorenzo Valley County Water District.

North Coast:

7.2.2.103 Improve the Davenport sanitation facilities to meet state and federal discharge requirements. Responsibility: Department of Public Works, Board of Supervisors.

7.2.3 RURAL AREAS

OBJECTIVE

7.2.3.1 To ensure adequate sanitation facilities to prevent environmental degradation from development not served by public sanitation systems.

POLICIES

7.2.3.2 Plan for intensities of use and density of development to be limited to those levels supportable by septic tank systems where public sanitary sewer systems are not available.

7.2.3.3 Allow the use of alternative sewage disposal systems when they are approved by the Regional Water Quality Control Board and Environmental Health Services.

7.2.3.4 Allow the use of packaged sewer plants for new development outside the Urban Services Line when acceptable to the Department of Public Works, Environmental Health Services, the Regional Water Quality Control Board, and appropriate Water Districts where applicable.

7.2.3.5 Require a minimum density or parcel size of one acre for new land divisions served by septic tank systems. Allow variances from the one-acre requirement based on criteria contained in County Ordinances.

7.2.3.6 Restrict the placement of septic systems on sites with slopes greater than 30% (except engineered systems on slopes up to 50%) to prevent downhill surfacing of effluent from septic drainage fields.

7.2.3.7 Allow institutional developments in single ownership to utilize group septic tank systems or private sewage treatment plants where proven feasible.

PROGRAMS

7.2.3.101 Maintain a stringent Septic Tank Ordinance and establish a County Service Area to inspect and require servicing and maintenance of all septic tank systems to prevent environmental degradation. Give first priority to those areas of failing septic systems or high concentration of older development in stream valleys or where lot sizes are predominantly small, and areas identified in the AMBAG 208 Water Quality Study. [See Sections 2.1 and 2.2: Watersheds, Groundwater.] Responsibility: Environmental Health Services, Board of Supervisors, appropriate Water Districts.

7.2.3.102 Research and test the feasibility of newly evolving technology to consider alternative individual waste disposal systems, such as dry composting toilets or other methods which may be environmentally acceptable. Responsibility: Environmental Health Services, Department of Public Works, Watershed Management Section.

7.2.4 RECLAMATION AND ENERGY CONSERVATION

OBJECTIVE

7.2.4.1 To maximize the energy efficiency and potential for energy conversion and resource recovery of sewage treatment in Santa Cruz County.

POLICIES

7.2.4.2 Promote the reclamation and reuse of energy, water and nutrients in wastewater management, and give funding priority to reclamation and reuse projects in capital expenditures for wastewater management.

7.2.4.3 Support the concept of building and upgrading sewage treatment facilities capable of producing reusable water, and the transporting of wastewater south for reclamation and agricultural use within the Pajaro Valley, when financially feasible, in order to reserve the limit groundwater primarily for domestic purposes.

7.2.4.4 Require sewage disposal systems in new development to utilize natural gravity flows to the maximum extent, reducing the need for supplemental pumping.

7.2.4.5 Encourage private business and industry to initiate reuse of industrial water; encourage separation of heavy metals and/or toxic pollutants from wastewater before discharge into sewage lines in order to facilitate sewage conversion for energy, nutrients, and water reclamation.

PROGRAMS

7.2.4.101 Develop life-cycle energy-costing criteria to facilitate selection of the most energy-efficient and cost-effective sewage treatment systems, including consideration of potential cost-offsets for water supply, soil improvement, and environmental pollution. Responsibility: Energy Commission, Department of Public Works, Board of Supervisors.

7.2.4.102 Develop and implement resource recovery and energy conversion programs where environmentally safe, energy-efficient and cost-effective for existing sewage treatment facilities, or for remodeling and/or expansion of existing treatment facilities, including consideration of such processes as:

a) Biological (e.g., aquacells) or hybrid treatment;
b) Methane gas recovery for on-site use and/or external markets;
c) Nutrient recovery for fertilizer;
d) Water reclamation for groundwater recharge, irrigation, industrial processes, or domestic consumption;
e) Sludge reclamation by vermiculture.

Responsibility: Energy Commission, Environmental Health Services, Department of Public Works.

7.3 SCHOOLS

7.3.1 EDUCATION

OBJECTIVES

7.3.1.1 To ensure that adequate school facilities and services are provided as an essential public service prerequisite to any increase in residential development which would include school-age or potential school-age children.

7.3.1.2 To alleviate current critical school shortages.

7.3.1.3 To provide a method for financing school facilities necessitated by new residential developments causing conditions of overcrowding.

POLICIES

7.3.1.4 Review all new residential proposals of five units or more to assess impact on the school system and require that either adequate service is available or that such proposed development provide for mitigation of its impacts as a condition of project approval. Require a statement from the school district to assist in determining appropriate mitigation measures.

7.3.1.5 Plan for additional new school sites in the following general areas tentatively indicated on the General Plan Land Uses and Facilities Maps:

Aptos: a new elementary school in the Seascape area;

Bonny Doon: a new elementary school in the vicinity of Empire Grade and Pine Flat Roads;

La Selva: a new elementary school;

Live Oak: additional high school capacity may be needed for the high school serving Live Oak when the Live Oak Area population exceeds 36,000;

Pajaro Valley: a new elementary school in the College Drive/Lakeview Avenue area;

San Lorenzo Valley: new elementary schools in Boulder Creek, Ben Lomond, and Felton; and expansion of high school facilities in Felton by acquisition of adjacent property;

Soquel: new elementary schools in the areas of upper Main Street, Hilltop Road, and Fairway Drive to replace the existing Soquel Elementary School.

PROGRAMS

7.3.1.101 Develop a review procedure with the school districts to review proposed development projects with regard to school capacity and potential school sites. Responsibility: Planning Department, School Districts, Board of Supervisors.

7.3.1.102 Assist the school districts in long-range planning to assess enrollment and facility needs, and to initiate a site identification and acquisition program. Develop a mechanism to preserve and attain planned school sites. Responsibility: Planning Department, School Districts, Board of Supervisors.

7.3.1.103 Maintain and administer a method by which the payment of fees, the dedication of land, or a combination thereof is required for the approval of all new residential development to mitigate conditions of overcrowding within a school district's attendance area, and/or allocate and limit development approvals to a level commensurate with available school capacity. Responsibility: Board of Supervisors, School Districts, Planning Department.

7.3.2 RECREATION

OBJECTIVE

7.3.2.1 To expand the potential for community use of school facilities and grounds.

POLICY

7.3.2.2 Encourage broad community recreational and cultural use of school facilities by taking full advantage of the role and services of the community schools, the University of California at Santa Cruz, and Cabrillo College as training, recreational, and cultural centers.

PROGRAM

7.3.2.101 Establish cooperative programs between the school districts, Cabrillo College, UCSC, recreation districts, and the Parks, Open Space, and Cultural Services Department to provide facilities and programs for community educational, recreational, and cultural activities. Responsibility: School Districts, Parks, Open Space and Cultural Services Department, Recreation Districts.

7.4 FIRE PROTECTION

OBJECTIVES

7.4.1 To provide the highest level of fire protection service feasible in the rural areas considering the difficult terrain, disperse settlement patterns, and limited road and water improvements.

7.4.2 To provide a level of fire service in the urban areas equal to Urban Level I or II. [See Glossary.]

POLICIES

7.4.3 Require review of all new developments, including building permits on existing parcels of record, by the County Fire Marshal or local fire district, and require adequate access, water supply and location with respect to fire stations and Critical Fire Hazard Areas in order to ensure adequate fire protection. [See Section 3.5: Fire Hazards and Section 8.5: Site Improvement Standards.]

7.4.4 Allow development approvals only if adequate water supply, access, and response time for fire protection can be made available.

7.4.5 Assure ease of access in and out of all fire stations. Plan for future fire station sites in the following general areas, tentatively indicated on the General Plan Land Uses and Facilities Maps:

Aptos Hills: Day Valley area;
San Lorenzo Valley: Boulder Creek Country Club area, and Redwood Grove area.

PROGRAMS

7.4.101 Support measures to improve the training and capability of fire protection agencies. Responsibility: Fire Districts, Fire Marshal, Board of Supervisors.

7.4.102 Identify and review on a yearly basis, problem fire protection areas, both urban and rural, caused by limitations of water, roads, equipment, hazardous vegetation, etc., and establish necessary improvement programs, density regulations, and site development standards. [See Fire Hazards: Section 3.5.] Responsibility: Planning Department, Fire Districts, County Fire Marshal, Board of Supervisors.

7.4.103 Review the objectives established in the 1974 Fire Protection Improvement Program for consistency with the General Plan and develop an integrated planning program for fire protection. Responsibility: Fire Districts, County Fire Marshal, Board of Supervisors, Planning Department.

7.4.104 Support the 911 emergency alarm system through programs to eliminate duplicate street names and to correct inconsistent house numbers for existing and new development. Responsibility: Planning Department, Fire Districts, Fire Marshal, Board of Supervisors.

7.4.105 Review and update, in coordination with the fire protection agencies, water pressure/volume standards for adequate fire protection for various urban and rural levels of development. Responsibility: Planning Department, Fire Districts, Fire Marshal.

7.5 DRAINAGE

7.5.1 FLOOD CONTROL*

OBJECTIVE

7.5.1.1 To prevent flooding and consequent damage to property and improvements.

POLICIES

7.5.1.2 Require new discretionary development projects, as appropriate, to provide on-site detention of storm water to maintain runoff levels at predevelopment rates for a 10-year design storm to reduce downstream flood hazards. Require on-site retention and percolation of increased runoff from new development in Water Supply Watersheds and Primary Groundwater Recharge Areas, and in other areas as feasible. [See also Sections 2.1: Watersheds and 2.2: Groundwater.]

7.5.1.3 Limit as much as possible actual coverage of lots by parking areas and other impervious surfaces to reduce the amount of postdevelopment surface runoff.

PROGRAMS

7.5.1.101 Develop and implement a comprehensive countywide Storm Drainage Plan. The Plan should include specific priorities for solving existing drainage problems, detailed information on each drainage basin, and provisions for projected development, and should address the natural saltwater balance of coastal lagoons and marshes. Responsibility: Department of Public Works, Planning Department, Santa Cruz County Water Conservation and Flood Control Districts.

7.5.1.102 Develop standards for amounts of impervious pavements to be allowed in projects. Investigate the feasibility of using pervious pavements to enhance drainage and percolation of storm water. Responsibility: Department of Public Works, Planning Department.

7.5.1.103 Research and test detention and percolation ponds and silt and grease traps to determine their effectiveness and maintenance requirements. Responsibiilty: Watershed Management Section, Department of Public Works.

7.5.1.104 Develop criteria for how, when and where on-site detention of storm water shall be required of development projects. Responsibility: Planning Department, Department of Public Works, Watershed Management Section, Planning Commission, Board of Supervisors.

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*Note: See also Section 3.4: Flood Hazards.

7.5.2 SURFACE WATER QUALITY*

OBJECTIVES

7.5.2.1 To protect and restore surface water quality for water supply, recreation, aesthetic values, and maintenance of aquatic ecosystems.

7.5.2.2 To control erosion from human use and development and thereby protect streams and riparian and wetland areas from the detrimental effects of sedimentation.

POLICIES

7.5.2.3 Apply strict erosion control measures, including sediment basins in areas of highly erodible soils, to all new construction in order to prevent siltation of streams and coastal lagoons.

7.5.2.4 Review all new development for adequate drainage facilities.

7.5.2.5 Require installation and maintenance of oil, grease, and silt traps for all parking lots with 20 spaces or more and for all commercial and industrial development to reduce the introduction of pollutants into runoff.

7.5.2.6 Require curbs and gutters in Urban areas for new development on arterial and collector streets and on local streets where needed due to specific topographic or storm drainage constraints, to facilitate street sweeping and reduce the introduction of pollutants into surface drainage water.

7.5.2.7 Require drainage facilities, including curbs and gutters in Urban areas, as needed to protect water quality for all new development within 1000 feet of riparian corridors or coastal lagoons.

PROGRAMS

7.5.2.101 Establish a program to provide curbs and gutters on major roads in Urban areas where development already exists. Responsibility: Department of Public Works.

7.5.2.102 Establish a program for street sweeping of major roads in the Urban areas, with highest priority given those roads that drain into coastal lagoons. Responsibility: Department of Public Works.

7.5.2.103 Develop and implement an Erosion Control Ordinance for the County. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

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*Note: See also Section 3.3: Erosion.

7.5.3 COASTAL WETLANDS

OBJECTIVE

7.5.3.1 To maintain the natural saltwater balance of coastal lagoons and marshes.

POLICY

7.5.3.2 Prevent constriction of saltwater inflow to coastal lagoons by new development or road projects.

PROGRAM

7.5.3.101 Initiate a Water Quality Restoration Program for the coastal lagoons which will restore natural saltwater balances, protect the natural habitat, and mitigate public health hazards. The County program for Moran Lake may serve as a prototype for this program. Responsibility: Parks, Open Space and Cultural Services Department, Department of Public Works, Planning Department. [See also Section 1.1: Riparian Corridors and Wetlands.]

7.6 SOLID WASTE MANAGEMENT

7.6.1 WASTE DISPOSAL

OBJECTIVE

7.6.1.1 To provide an effective program for the management of solid waste materials in order to protect the public health, the natural environment and the scenic beauty of the County, and to conserve energy and natural resources.

POLICY

7.6.1.2 Ensure that all new buildings and facilities have made proper provisions for solid waste storage, handling and pickup for collection prior to granting of building permits.

PROGRAMS

7.6.1.101 Provide means of refuse collection for an unlimited number of 30 gallon containers of household waste material for all residents of the County. Responsibility: Board of Supervisors.

7.6.1.102 Research the need and develop policies for the production, storage, use, transportation and disposal of toxic and hazardous materials. Responsibility: Planning Department, Department of Public Works.

7.6.1.103 Provide for rehabilitation and reuse of closed landfill sites; consider recreational uses for reclaimed sites. Responsibility: Board of Supervisors, Parks and Recreation Commission, Department of Public Works.

7.6.1.104 Continue to update and implement the Solid Waste Management Plan for the County. Responsibility: Board of Supervisors, Department of Public Works, Environmental Health Services, Planning Department.

San Andreas:

7.6.1.105 Continue the use of the Buena Vista landfill site and prepare for eventual consolidation of all County landfill operations at this location if energy efficient and environmentally sound. Responsibility: Board of Supervisors, Department of Public Works.

San Lorenzo Valley:

7.6.1.106 Phase out the use of the Ben Lomond landfill disposal site at an early date due to aesthetic considerations and the potentially adverse effect on the environment, especially water quality. Responsibility: Board of Supervisors, Department of Public Works.

7.6.2 RECLAMATION AND ENERGY CONSERVATION

OBJECTIVE

7.6.2.1 To maximize the use of secondary and recyclable materials through resource recovery and energy conversion.

POLICIES

7.6.2.2 Promote the reclamation and reuse of energy and resources in solid waste management and give funding priority to reclamation, reuse and conversion projects in capital expenditures for solid waste management.

7.6.2.3 Allow salvage of reusable materials from County disposal sites, and provide registration of salvagers or other means to assure that salvage operations are carried out in a safe and professional manner.

PROGRAMS

7.6.2.101 Provide facilities for the voluntary separation and recovery of recyclable materials either at the point of pickup, the point of disposal or at community recycling centers; and work towards a curbside pickup in urban areas. Provide support to community recycling programs. Responsibility: Board of Supervisors.

7.6.2.102 Support state and federal legislation to provide for energy-efficient, cost-effective reclamation and/or reuse of solid waste materials. Responsibility: Energy Commission, Board of Supervisors.

7.6.2.103 Require County use of recycled products such as oil, paper products, glass and metal, where feasible and cost-effective. Responsibility: Board of Supervisors.

7.6.2.104 Develop life-cycle-costing criteria in order to evaluate and select the most cost-effective and energy-efficient solid waste management programs. Responsibility: Department of Public Works, Energy Commission.

7.6.2.105 Investigate the feasibility of mandatory separation and recovery of recyclable materials. Evaluate the provision of incentives and the cost and energy effectiveness of such a program. Responsibility: Energy Commission, Planning Department, Department of Public Works.

7.6.2.106 Investigate a returnable container law in the County for beverage containers, or support state adoption of a returnable beverage container law. Responsibility: Board of Supervisors.

7.7 LIBRARIES

OBJECTIVE

7.7.1 To support a stong countywide library system with libraries distributed throughout the County in a geographically balanced manner.

POLICIES

7.7.2 Locate libraries within community centers, adjacent to major commercial centers, or in other areas convenient for public use.

7.7.3 Support adequate library service in all parts of the County. Plan for new libraries to be tentatively located in the following areas:

Bonny Doon: Consider the inclusion of a library within a Bonny Doon community center in the vicinity of Pine Flat Road and Empire Grade;

Live Oak: Support development of a regional library in the mid-county area, located in the 41st Avenue area; encourage the inclusion of a specifically designated community room for workshops, meetings and displays;

Soquel: Encourage the inclusion of a library within the proposed Soquel community center at the site of the Soquel Elementary School;

Pajaro Valley: Encourage the inclusion of a library within the proposed Freedom community center.

PROGRAM

7.7.101 Review and update the Library Site and Facilities Plan and support a countywide library plan to investigate the need for other branch libraries and/or the expansion of existing branch libraries, to investigate alternative funding sources, and to designate sites and carry out an implementation plan. Investigate the feasibility of establishing a separate County library system. Responsibility: Library Commission, Planning Department, Board of Supervisors.

7.8 ENERGY DISTRIBUTION

OBJECTIVES

7.8.1 To improve the reliability and aesthetic quality of the electrical energy distribution system.

7.8.2 To promote public health and safety, environmental protection, and resource conservation in the operation of existing or new energy production or distribution systems.

POLICIES

7.8.3 Require all new power line distribution systems and all services to new development to be placed underground.

7.8.4 Discourage new high-voltage cross-county transmission line corridors that impinge upon the scenic quality of the County. Consider placing existing transmission lines underground.

7.8.5 Encourage the use of utility rights-of-way for bikeways and hiking paths where appropriately located and where shown to be not hazardous to users.

PROGRAM

7.8.101 Establish underground utility districts for the Village Centers to place utilities underground in conformance with adopted Village Design Plans. Responsibility: Department of Public Works, Board of Supervisors.

7.8.102 Form underground utility districts and place the existing service lines underground in the built-up areas of the County. Responsibility: Department of Public Works, PG&E, Board of Supervisors.

7.8.103 Establish an ordinance requiring undergrounding utilities for new development. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

7.8.104 Establish siting criteria for energy extraction, conversion, transportation, and transmission facilities to assure maximum compatibility with other uses and to protect public health and safety, environmental quality, scenic resources, agricultural land, and water resources. Economic considerations should also be included in making siting decisions. Responsibility: Board of Supervisors, Planning Department, Energy Commission.

7.8.105 Investigate the potential for development and financing large-scale and small-scale renewable energy sources, including publicly-owned solar utilities, and promote their establishment where feasible. Responsibility: Board of Supervisors, Energy Commission.

7.9 INSTITUTIONAL LAND USE

OBJECTIVE

7.9.1 To ensure adequate present and future availability of land for both public and quasi-public institutional purposes including schools, hospitals, correctional facilities, cemeteries, power distribution facilities, sanitary landfills, and water supply facilities.

POLICIES

7.9.2 Utilize an Institutional land use designation on the General Plan Land Uses and Facilities Maps for public and quasi-public institutional uses and integrally related institutional support facilities.

7.9.3 Reserve land designated for Institutional use exclusively for the public or quasi-public institutional activity at the site, and prohibit private uses more appropriately found under other General Plan designations.

7.9.4 Reserve adequate Institutional land to assure future expansion capability to accommodate County growth projections and service needs.

7.9.5 Encourage long-term Master Plans for institutional facilities prior to the establishment of new facilities or any major expansion of existing facilities. Master Plans should be coordinated with adjacent uses and encompass the adjoining environs when the institutional use affects adjacent uses or creates a focus or impetus for related support service development. Master Plans should also demonstrate that the proposed use and projected expansion area is compatible with County population growth projection/goals.

7.9.6 Encourage cooperative planning and Master Plan review between appropriate review agencies such as the Regional Water Quality Control Board, Health Services Planning Agency, Air Resources Control District, etc., to assure adequate reservation of Institutional land.

7.9.7 Encourage the development of master EIR's for multiphased institutional facility developments to guide and facilitate planning and permit processing for projects.

Live Oak:

7.9.8 Limit further expansion of the Dominican Hospital site, and limit use of the northern 5+ acre portion of the Institutionally designated Dominican Hospital property (APN 25-103-32, 25-071-29 (portion)) to hospital storage, parking, and a possible 30-bed psychiatric facility, until such time as a comprehensive long-range Master Plan for the hospital is prepared and a General Plan Amendment subject to full environmental review is processed.

7.9.9 Require, prior to (or concurrent with) the approval of any discretionary development permits for Dominican Hospital expansion or support facilities, that (1) a traffic circulation and improvements plan for the area be approved by the Planning Director, including a phasing program to coordinate construction of hospital facilities with the provisions of necessary circulation improvements; (2) a traffic improvement district be established to fund necessary circulation improvements; and (3) drainage plans be approved by the County Flood Control District in conformance with the requirements of Zone 5.

PROGRAM

7.9.101 Develop and apply institutional zoning regulations to govern the location, design, and/or use of public and quasi-public institutional facilities, and to provide for the review and approval of project Master Plans to facilitate the subsequent processing and issuance of zoning and building permits. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

Section 8
COMMUNITY DESIGN AND AMENITIES

URBAN OPEN SPACE 8.1
DEVELOPMENT CLUSTERING 8.2
NEIGHBORHOOD PRESERVATION 8.3
VILLAGE DESIGN PLANS 8.4
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COMMUNITY DESIGN AND AMENITIES

INTRODUCTION

The Urban Open Space policies are based on the Area General Plans. The Urban Open Space designation is applied in urban areas to the open space corridors shown on the Area Plans and to other undevelopable land such as riparian corridors, steep slopes, or flood plains, according to policies found in other sections of this General Plan. This category applies only within the Urban Services Line.

The Development Clustering policies are derived from several of the Area Plans. Clustering is required in specific areas to protect natural resources, such as along riparian corridors in urban areas. In other areas clustering is encouraged to maintain open space. In the Live Oak area these policies replace the previous Live Oak Area General Plan Cluster Overlay map designation.

The Neighborhood Preservation section include policies to ensure that infill development in established residential neighborhoods is compatible. These policies come primarily from the Live Oak General Plan and the Housing Element.

The Village Design Plans section is based on the Area Plan policies which calls for eight new village plans in addition to the already adopted Aptos Village Design Framework. These design plans are intended to implement the countywide General Plan and provide the village areas with a more detailed plan and standards for land use and development.

The Site Improvement Standards section bring together specific design policies from the Area Plans, other sections of the General Plan and from the adopted County Design Criteria. The section is intended to be a guide to developers and staff in the review of projects by identifying the issues to be addressed in each project.

8.0 COMMUNITY DESIGN AND AMENITIES

GOAL

8.0.1 To preserve and enhance the quality of life in Santa Cruz County through the guidance of development activity to protect open space for its aesthetic, recreational and environmental values, to foster high quality residential areas as pleasant and socially constructive areas in which to live, and to enhance the quality of residential, commercial and industrial development to achieve an aesthetic and functional community.

8.1 URBAN OPEN SPACE

OBJECTIVE

8.1.1 To identify and preserve in open space uses those areas within the Urban Services Line which are not suited to development for urban uses due to the presence of natural resource values or physical development hazards.

POLICIES

8.1.2 Designate Urban Open Space areas on the General Plan Land Uses and Facilities Maps to identify those lands within the Urban Services Line which should be set aside as protected use areas which are not appropriate for urban development due to the presence of one or more of the following resources or constraints:

a) Coastal bluffs and beaches
b) Coastal lagoons, wetlands and marshes
c) Riparian corridors and buffer areas
d) Flood ways and flood plains
e) Wooded ravines and gulches which separate and buffer areas of development
f) Slopes over 30 percent
g) Sensitive wildlife habitat areas and biotic resource areas.

8.1.3 Allow development density credit for lands designated as Urban Open Space to the extent specifically provided for by the General Plan policies governing natural resources and public health and safety. [See Sections 1.0, 2.0 and 3.0.]

8.1.4 Consider development within areas identified as Urban Open Space only in the following circumstances:

a) For one single-family dwelling or other limited-scale use consistent with the adjacent General Plan designation on an existing parcel of record if the parcel does not contain other areas for development, and if it is not possible to relocate facilities elsewhere on the property.
b) For other activities when the use is consistent with the maintenance of the area as open space, such as recreational use, habitat restoration, or flood or drainage control facilities, and is consistent with the Riparian Corridor Ordinance, where applicable.
c) For the location of service infrastructure when it cannot be placed in other locations out of the protected use areas.

8.1.5 Require full mitigation of all potential adverse impacts associated with developments located in Urban Open Space areas.

8.1.6 Review all development proposals occurring in the Urban Open Space areas for consistency with the objectives and policies applying to the natural resource or physical development hazard involved. [See Section 1.0: Natural and Cultural Resource Protection and Section 3: Public Health and Safety.]

PROGRAM

8.1.101 Investigate the use of Open Space Easements and other methods to help preserve Urban Open Space areas. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

8.2 DEVELOPMENT CLUSTERING

OBJECTIVE

8.2.1 To provide more usable open space and protect natural features in urban developments and to protect natural resource and open space values and minimize development hazards and costs in rural areas through the technique of clustering of dwelling units and improvements where feasible.

POLICIES

8.2.2 Require development clustering in Urban areas where clustering of units is essential to meet the intent of the General Plan to preserve protected use areas such as scenic areas, riparian corridors, coastal lagoons and marshes, or other natural features. [See Section 1: Natural and Cultural Resource Protection; and Sections 2.3 and 2.4 regarding protection of Agriculture and Timber.]

8.2.3 Encourage development clustering in Urban areas to achieve maximum open space for recreational use, for the design of focal points, and to promote energy-efficient and cost-efficient site planning.

8.2.4 Encourage limited clustering of rural development, particularly in areas of development constraints such as high erosion hazard or areas of protected resources such as timber, watersheds, and groundwater recharge, in order to maximize resource protection, environmental compatibility, and the preservation of open space. Require rural projects to maintain adequate spacing of residential units, depending on visibility and terrain, to maintain the rural character. [See Section 2.4: Clustering Requirements for Timber Preserve.]

8.2.5 Requre that the architectural character and scale of development in an area is maintained in conjunction with any clustering techniques used.

8.2.6 Implement the General Plan policies for cluster development through the review and approval of development projects under the Planned Unit Development and Planned Development Permit processes.

8.3 NEIGHBORHOOD PRESERVATION

OBJECTIVE

8.3.1 To preserve the residential use and character of existing urban neighborhoods, and to maintain the rural and/or agricultural character of residential development in non-urban areas.

POLICIES

8.3.2 Require new infill residential development on vacant land within established residential neighborhoods to be done in a manner consistent with the existing residential character of the neighborhood, dwelling unit types, and where appropriate, architectural style, allowing for innovative design, for clustering, solar design or other environmental objectives. Project density in established residential neighborhoods shall be compatible with existing neighborhood density, with incentives given to accommodate elderly and low and moderate income housing, but not to exceed densities designated in the General Plan.

8.3.3 Require new residential development in undeveloped or partially established neighborhoods in Urban areas to meet the General Plan density designation for the area. Encourage project character and design to be compatible with any established adjacent development.

8.3.4 Encourage the retention of existing housing stock where feasible and oppose the redevelopment of existing sound residential areas to higher density uses.

8.3.5 Encourage efficient and attractive use of the existing pattern of lots through careful attention to siting, building orientation, and structural design.

8.3.6 Encourage the combination of parcels, especially long narrow lots or small lots, and the clustering of buildings to achieve good site design allowing maximum open space and amenities and efficient utilization of land improvements.

8.3.7 Limit development on substandard size parcels to that which is in scale with the parcel and the area, discourages development of undevelopable land, and is not detrimental to the adjacent neighborhood.

8.3.8 Seek to combine acreage in all undeveloped substandard subdivisions or combine existing lots to be consistent with current General Plan standards.

PROGRAMS

8.3.101 Provide adequate public notification and hearing practices to ensure the early involvement of neighborhood and area residents in land use decisions, so that both neighborhood and countywide needs are considered in the decision-making process. Responsibility: Planning Department, Board of Supervisors.

8.3.102 Prepare and include standards for neighborhood preservation in the County's Design Criteria Manual. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

8.3.103 Zone existing neighborhoods to protect established residential character by taking into account existing lot sizes and density. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

8.3.104 Establish a program to combine acreage in all undeveloped substandard subdivisions or to combine existing lots to be consistent with all current General Plan standards. Responsibility: Planning Department, Board of Supervisors.

8.3.105 Support community initiated programs for such things as beautification, tree planting, trash collection, etc., to strengthen the vitality and attractiveness of the neighborhood areas. Responsibility: Board of Supervisors.

8.3.106 Establish Neighborhood Conservation and Improvement Plans for residential areas such as Davenport, parts of Live Oak, Freedom, etc., to stablize and improve areas of deteriorating residential use or of high impacts from competing activities; include plans for community facilities and public improvements, and coordinate with County housing rehabilitation programs. [See Section 9: Housing.] Responsibility: Planning Department, Planning Commission, Board of Supervisors.

8.4 VILLAGE DESIGN PLANS

OBJECTIVES

8.4.1 To preserve the unique characteristics of the village areas as community focal points for living, working, shopping and visiting.

8.4.2 To provide a planning framework to guide future public and private improvements in the village areas and to promote economic viability and coherent community design.

POLICIES

8.4.3 Review all new development in Village Areas, as defined in adopted Village Design Plans, through the Planned Development Permit process and require compliance with all requirements of an adopted Village Design Plan for a Village Area. Encourage all land owners and businesses in the Village Areas to follow the guidelines adopted as suggestions in the Village Design Plans.

Aptos:

8.4.4 Incorporate the Aptos Village Community Design Framework as a Specific Plan governing land use and improvements in that area and as part of the County General Plan by reference.

PROGRAM

8.4.101 Prepare and adopt Village Design Plans, with input from citizen's task forces, for the village areas in Soquel, Live Oak, Boulder Creek, Ben Lomond, Felton, Davenport, Freedom, and La Selva Beach. Include in the Village Design Plans a community design framework, priorities for capital improvements, traffic and parking plans, sign plans, and specific provisions for commercial and residential land uses and siting. Consider Village Design Plans as Specific Plans and as Amendments to the County General Plan where the plans conflict with any portion of the County General Plan. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

8.5 SITE IMPROVEMENT STANDARDS

OBJECTIVE

8.5.1 To achieve good street, site, and building design for new residential, commercial, and industrial development for a more pleasing and functional urban and rural environment.

POLICIES

8.4.2 Require all new development to meet adopted County Design Criteria administered through all zoning, subdivision, and building permit procedures. The Design Criteria should address in detail the following requirements:

a) Site Preparation

1) Site grading and disturbance shall be minimized.
2) Adequate erosion control and drainage facilities shall be provided, including oil and grease traps where appropriate. Disturbed soil, where it is in danger of erosion, shall be recompacted, seeded, mulched, and/or burlap covered to the degree a soils engineer recommends.
3) Development shall reflect the physical constraints and topography of the site.
4) Geologic review shall be conducted where applicable and geologic hazards mitigations followed.

b) Utilities

5) All new power line distribution systems, where practical, and all services to new subdivisions shall be placed underground.
6) All requirements of the Fire District and/or County Fire Marshal shall be met, including water-flow requirements.
7) Adequate water supply shall be provided.
8) Sewer facilities shall be constructed in Urban areas in accordance with the Sanitation District requirements and downstream improvements shall be provided if not adequate.
9) Septic system requirements shall be met in rural areas.
10) Subdivisions shall meet street lighting requirements where applicable and where required.

c) Access

11) Urban streets shall meet the requirements of the County's Design Criteria, including special criteria for Live Oak area streets. Rural streets shall meet the adequate road standards set forth in Section 3.5 [Fire Hazards]. Rights-of-way shall be dedicated where necessary.
12) Pedestrian facilities shall be provided in Urban areas in the form of sidewalks on collector and arterial streets and pathways on local streets. All commercial development shall provide sidewalks.

13) Curb and gutter shall be provided in Urban aras on collector and arterial streets, and on local streets within 1000 feet of riparian corridors and wetlands where required by the Department of Public Works, according to the design specifications of the County's Design Criteria.
14) Developments shall provide adequate facilities for handicapped persons.
15) Adequate on-site vehicle circulation shall be provided.
16) Parking requirements shall be met, with reductions where appropriate as provided in General Plan policies.
17) Adequate traffic capacity and access shall be provided, with traffic improvements installed where necessary to mitigate increased traffic impacts.
18) Bikeways shall be provided where required and adequate bicycle parking shall be provided in all commercial development.
19) Transit and efficient auto use shall be fostered.

d) Project Design

20) Cluster design shall be implemented wherever practicable to achieve maximum open space and resource protection, particularly in urban areas, and where compatible with established neighborhoods.
21) Privacy shall be maintained whenever practicable.
22) Development shall be compatible with the surrounding existing and proposed neighborhood with regard to density, dwelling unit type and building design. This is not to preclude low to moderate income housing.
23) Building design shall reflect residential height limits of 1 to 2 stories, except in PUD's and housing for the elderly, and shall be low-profile and stepped-down on hillsides. Hilltop development shall conform to the landscape and blend with the surrounding public viewshed to the maximum extent possible. Hilltop development shall be discouraged if other developable land exists on the property.
24) Required setbacks shall be provided and building bulk shall be compatible with parcel size and neighborhood scale.
25) Development shall maintain a complementary relationship between the natural and built environments and shall reflect individuality and variety in building design.
26) Development shall reflect the protection of viewsheds and shall maintain existing views from neighboring parcels wherever practicable.
27) Sunlight and solar access shall be maintained wherever practicable and energy-efficient building design shall be fostered. Passive solar siting shall be required of all new development unless this is infeasible due to parcel configuration.
28) Adequate provisions for noise abatement shall be provided.
29) Signing shall be of compatible design and human scale.
30) House numbers and street names shall be adequately displayed.

e) Landscaping

31) Street trees shall be provided in Urban areas.
32) Shade trees shall be provided in parking lots.
33) Landscaping shall be adequate to provide screening and buffering of commercial and industrial uses from streets and adjacent land uses and to provide visual amenities in residential areas.
34) Landscaping shall be done with native species and with the use of drought-resistant species predominant where appropriate.
35) Irrigation shall be of low-water-usage design.

PROGRAMS

8.5.101 Update and maintain the County's Design Criteria to guide all development project review and permit approval. Evaluate site development criteria for conformance with energy policies. Responsibility: Planning Department, Board of Supervisors.

8.5.102 Establish a list of appropriate street trees; designate particular street trees for those streets for which a unifying theme is desired. Responsibility: Planning Department, Planning Commission.

8.5.103 Establish an Historic Tree Ordinance. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

Section 9
HOUSING ELEMENT

AFFORDABILITY 9.1
DETERIORATION 9.2
EQUAL HOUSING OPPORTUNITY 9.3
NEIGHBORHOOD PRESERVATION AND IMPROVEMENT 9.4

HOUSING

INTRODUCTION

The Housing policies and programs come from the County's 1980 Housing Element which incorporated and superceded previous County housing programs and policies. The Housing section addresses four major housing issues: Affordability, Deterioration, Equal Access, and Neighborhood Preservation and Improvement.

The Housing Affordability section is divided into two parts: New Housing and Existing Housing. The New Housing policies and programs require that 15 percent of all units in new housing projects of five units or more to be made available for purchase or rental by persons of moderate or low income; provide incentive zoning at the highest ends of the General Plan Urban Residential density ranges for projects which include 25 percent or more affordable housing; and continue the Priority Processing Program to provide incentives for projects providing 25 percent or more affordable housing. All development standards and processing procedures are to be reviewed in an attempt to lower housing costs wherever feasible. Two major programs, the Housing Development Fund for short-term financing for assisted housing developments and the Land Acquisition Program for conveyance of sites suitable for assisted housing are to be continued, and expanded if possible.

The Existing Housing policies call for affordable units to remain affordable to low and moderate income persons. The programs include a rent stabilization ordinance for mobilehome parks and an ordinance regulating the sale of mobilehome lots upon subdivision of existing mobilehome parks. An ordinance regulating the conversion of rental units to ownership units is also called for.

Programs designed to counteract Housing Deterioration call for housing rehabilitation, the relocation rather than the demolition of older houses replaced by new developments, and selective housing code enforcement.

The programs in the Equal Housing Opportunity section call for active enforcement of civil rights, fair housing, and equal credit opportunity acts; the continuation and expansion of housing counseling services; and an ordinance prohibiting housing discrimination against families with children.

The Neighborhood Preservation and Improvement programs call for the implementation of a multi-year Comprehensive Housing and Community Development Program to address the housing and community facilities needs of low and moderate income neighborhoods; and the preparation and use of a standardized methodology for assessing the public costs, both short- and long-term, resulting from major residential developments so as to maintain the County's fiscal capacity to provide and maintain necessary public improvements and services.

9.0 HOUSING

GOALS

9.0.1 To promote a decent home and a suitable living environment for all County residents, with significant efforts to increase the supply of housing affordable by low and moderate income households, particularly the young, elderly, farmworkers, handicapped, and large family households.

9.0.2 To maintain and improve, by public and private means, as available, the physical condition of the existing housing stock.

9.0.3 To ensure that all County residents have equal housing opportunity.

9.0.4 To maintain the desirable character of existing residential communities.

9.1 AFFORDABILITY

9.1.1 NEW HOUSING

OBJECTIVE

9.1.1.1 To increase the supply of housing affordable by low and moderate income households, with specific actions directed toward solving the housing needs of the young, elderly, farmworkers, handicapped, and large family households throughout the County.

POLICIES

9.1.1.2 Require that at least 15% of the housing constructed within Santa Cruz County shall be available for purchase or rental by persons with low or moderate income.

9.1.1.3 Provide for increases in residential density above the otherwise applicable General Plan designations [see Table 9.1: Incentive Zoning] for developments which include at least 25% of the total number of units which are affordable by low and moderate income households if such a project will be sensitive to environmental constraints and resources and will be consistent with anticipated future neighborhood character.

9.1.1.4 Encourage a development review policy, approved by the Board of Supervisors, to apply to larger development proposals to include a minimum percentage of smaller, minimum amenity, unfinished housing units, at reduced market prices, which can be expanded as the purchasers' needs require and incomes permit.

9.1.1.5 Designate, as part of future General Plan revisions and updates, the maximum feasible amount of area within the Urban Services Line as Urban Medium and Urban High Residential Density consistent with the existing and future capacity of the required urban services, environmental and topographical constraints, evaluation of cumulative impacts, and evaluation of consistency with anticipated future neighborhood character, so as to encourage the construction of affordable multi-unit developments.

9.1.1.6 Urban Medium and High Residential density areas should be considered for building at the high end of the density range designated in the General Plan whenever such parcels are near a bus line, commercial shopping, and other public facilities.

9.1.1.7 Cooperate with all local jurisdictions and the Association of Monterey Bay Area Governments in developing and implementing local and regional housing plans and programs so as to proportionately distribute low and moderate income housing throughout the region.

9.1.1.8 Encourage the construction of mobilehome parks, modular or prefabricated housing, and other innovative building techniques designed to lower the cost of housing, but only if consistent with service capabilities and ability to minimize visual impacts.

9.1.1.9 Allow a permanent second dwelling unit [no larger than 640 sq. ft. maximum] to be constructed on the same site as an existing single family dwelling, provided that the unit is constructed pursuant to the following requirements. A second dwelling unit shall be allowed on a residentially zoned parcel containing one detached single family dwelling provided that the size of the parcel is no smaller than is allowed for a single dwelling unit according to the standard density requirements of the applicable general plan designation and zone district regulations. For example, a parcel of 6000 sq. ft. or larger would be needed for a second dwelling unit in an R-1-6 Zone (Urban Low Residential). Adequate water, fire, and sewer or septic capacity must be available. Adequate offstreet parking and open space must be provided. No more than thirty affordable second dwelling units shall be authorized in any calendar year. Of these, no more than ten units shall be constructed within the service area of any one county planning area.

Table 9-1: INCENTIVE ZONING

GENERAL PLAN DESIGNATION	STANDARD	25% or MORE AFFORDABLE	100% AFFORDABLE ELDERLY
Urban Low Residential			
SFD:	R-1-20/R-1-6	R-1-5	R-1-4
MFD:	RM-6	RM-5	RM-4
[DU/A]:	[2.2 - 7.3]	[8.7]	[10.9]
Urban Medium Residential			
SFD:	R-1-5/R-1-4	R-1-3.5	N/A
MFD:	RM-5/RM-4	RM-3	RM-2.5/RM-2
[DU/A]:	[8.7 - 10.9]	[12.4 - 14.5]	[17.4-21.8]
Urban High Residential			
SFD:	R-1-3.5	N/A	N/A
MFD:	RM-3/RM-2.5	RM-2	RM-1.5/RM-1.25
[DU/A]:	[14.5 - 17.4]	[21.8]	[29.0-34.8]

SFD = Single-family residential development
MFD = Multiple residential development
DU/A = Dwelling units per acre

All zoning acreage figures are net developable land.

Application of Incentive Zoning is subject to conformance with the Housing Assistance Plan, the County policy for geographic distribution of affordable housing, and determination that increased density is consistent with the County Neighborhood Preservation Policies. [See Section 8.3] Elderly units must be specially designed for seniors (grab bars, safety features, low counters, etc.) in accordance with HUD standards.

PROGRAMS

9.1.1.101 Continue to implement an Inclusionary Zoning Ordinance which requires all developments of five or more units to include at least 15% of the total number of units which are affordable by low and moderate income households. Responsibility: Planning Department, Planning Commission.

9.1.1.102 Continue the Priority Processing Program whereby developments which contain a specified minimum percentage of housing units affordable by low and moderate income households shall be processed in advance of all other development proposals; and examine the possibility of streamlining the development review process. Responsibility: Planning Department.

9.1.1.103 Develop and implement a policy which requires the proportional distribution of low and moderate income housing in the County based on the existing supply of affordable housing, the development potential of the area, and the access to employment opportunities. Responsibility: Planning Department, Planning Commission.

9.1.1.104 Review current development standards and practices as they effect housing costs. Revise existing maximum lot coverage percentages, height limitations, and minimum lot sizes in urban areas designated for Medium and High density Residential development and having adequate urban services, so as to facilitate smaller lots and more modestly priced housing units. Where reductions or a lessening of requirements will not adversely affect the overall quality of housing or increase adverse environmental impacts, revised development standards shall be adopted. Review current processing policies and procedures to streamline procedures to eliminate unnecessary delays and restrictions with the understanding that unnecessary delay increases housing costs. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

9.1.1.105 Identify, facilitate, and agressively seek the use of the maximum amount of funds available from the U.S. Department of Housing and Urban Development, California Housing Finance Agency, Farmers Home Administration, the State Department of Housing and Community Development, and other sources. Particular attention shall be directed at housing assistance programs targeted for specific groups with unusual or unique housing needs. Responsibility: Planning Department.

9.1.1.106 Adequately fund, as possible, and continue to implement the Housing Development Fund to provide a source of short term financing for predevelopment costs for assisted housing developments, provided all units within the proposed development will be affordable by low or moderate income households. Responsibility: Planning Department, Board of Supervisors.

9.1.1.107 Continue, and expand as possible, the Land Acquisition Program whereby sites suitable for assisted housing developments are purchased by the County and conveyed to private developers willing and able to construct housing affordable by low or moderate income households. County owned parcels suitable as sites for assisted housing should be considered for conveyance for the development of affordable housing. Responsibility: Planning Department, Housing Advisory Commission, Real Property Section of Public Works, Board of Supervisors.

9.1.1.108 Evaluate the feasibility of issuing tax-exempt revenue bonds to finance affordable housing. Responsibility: Planning Department.

9.1.1.109 Continue to offer technical assistance to public or private developers, both profit and non-profit, who sponsor assisted housing affordable by low or moderate income households. Responsibility: Planning Department.

9.1.1.110 Prepare, and distribute to local financial institutions and interested non-profit housing sponsors, information as to the advantages and availability of new and innovative financing techniques, such as cooperatives. Responsibility: Planning Department.

9.1.1.111 Evaluate State regulations on owner-built rural housing and consider the appropriateness of application to Santa Cruz County. Responsibility: Planning Department.

9.1.2 EXISTING HOUSING

OBJECTIVE

9.1.2.1 To encourage the maintenance of existing housing price levels.

POLICIES

9.1.2.2 Prohibit the conversion of existing rental projects into condominiums, townhouses, cooperatives, or community apartment projects unless the County housing vacancy rate is sufficiently high to ensure the availability of rental units; and regulate conversions to ensure that existing project tenants are adequately notified and provided the first opportunity to purchase the units.

9.1.2.3 Cooperate to the maximum feasible extent with all public housing agencies in mutual efforts to provide affordable housing.

PROGRAMS

9.1.2.101 Continue the program for rent stabilization for mobilehome parks. Responsibility: Planning Commission, Board of Supervisors, Mobilehome Advisory Committee.

9.1.2.102 Adopt and implement an ordinance regulating the conversion of rental units to ownership units. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

9.1.2.103 Continue the implementation of an ordinance regulating the purchase of mobilehome lots upon subdivision of existing mobilehome parks. Responsibility: Planning Commission, Board of Supervisors, Mobilehome Advisory Committee.

9.1.2.104 Explore the availability of federal and state programs which provide financial assistance to low and moderate income households enabling this group to purchase existing homes or to participate in condominium ownership or cooperatives. Responsibility: Planning Department, Housing Advisory Commission.

9.2 DETERIORATION

OBJECTIVE

9.2.1 To conserve and improve the physical condition of the existing housing stock.

PROGRAMS

9.2.101 Adopt, as official County Policy, the State of California Housing Rehabilitation Guidelines which facilitate the private rehabilitation of residential housing units. Responsibility: Board of Supervisors.

9.2.102 Enact development review standards for residential structures scheduled for demolition which permit an opportunity for their relocation. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

9.2.103 Establish a clear, concise policy concerning Housing Code enforcement which defines the respective responsibilities and functions of County Environmental Health Services and the Inspection Services Division of the Planning Department for the enforcement of the Uniform Housing Code. Responsibility: Board of Supervisors.

9.2.104 Continue to seek and, if available, utilize the maximum available funds from the U.S. Department of Housing and Urban Development in the Community Development Block Grant program for the physical rehabilitation of substandard or deteriorated residential housing units owned and/or occupied by low and moderate income households. Responsibility: Planning Department.

9.2.105 Seek and, if available, utilize the maximum available funds from the State Department of Housing and Community Development for the Housing Advisory Service Grant program as authorized by SB 910 to facilitate the private rehabilitation of substandard or deteriorated housing. Responsibility: Planning Department.

9.2.106 Seek and, if available, utilize funds available from Farmers Home Administration Section 502 Rehabilitation program and from the U.S. Department of Housing and Urban Development Section 312 and Section 8 Rehabilitation programs as well as any other appropriate housing rehabilitation programs as may become available. Responsibility: Planning Department.

9.2.107 Utilize, for substandard rental units, the sanctions of Section 17299 of the Revenue and Taxation Code which authorize the termination of the State income tax deductions for interest, taxes, and depreciation for substandard residential rental property. Responsibility: Planning Department, Health Department.

9.2.108 Request that the Rental Information Mediation Service organization, or other designated agency, prepare and distribute information on housing code standards to renters and rental property owners. Responsibility: Planning Department, Rental Information Mediation Services.

9.2.109 Establish a program to give priority to the rehabilitation of the most deteriorated housing units, particularly rental units, including provisions to allow continued occupancy by low and moderate income persons. Responsibility: Planning Department.

9.3 EQUAL HOUSING OPPORTUNITY

OBJECTIVES

9.3.1 To promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, employment, physical condition, family size or other arbitrary factors.

9.3.2 To clarify and improve the relationship between tenants and landlords in order to ensure that both groups recognize, acknowledge, and fulfill their legal responsibilities concerning housing, with particular attention to measures to reduce housing discrimination against renters with children.

PROGRAMS

9.3.101 Allocate adequate resources to the District Attorney's Office for the active enforcement of the Federal Civil Rights Act, the State of California Rumford Fair Housing Act, the Unruh Fair Employment Act, the Fair Housing and Equal Credit Opportunity Act, the Financial Disclosure Act of 1977, and the Community Reinvestment Act. Responsibility: District Attorney, Board of Supervisors.

9.3.102 Establish a referral process for housing discrimination complaints to the District Attorney's Office from County Departments and County-funded organizations. Responsibility; Planning Department.

9.3.103 Provide adequate funding to continue and expand the housing counseling services of the Rental Information Mediation Services organization or other designated agency. Responsibility: Planning Department.

9.3.104 Develop an ordinance prohibiting discrimination against familes with children, providing exemptions for senior housing complexes and/or mobilehome parks. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

9.4 NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

OBJECTIVE

9.4.1 To address the housing and community facilities needs of low and moderate income neighborhoods as an aid to preserving an adequate housing supply.

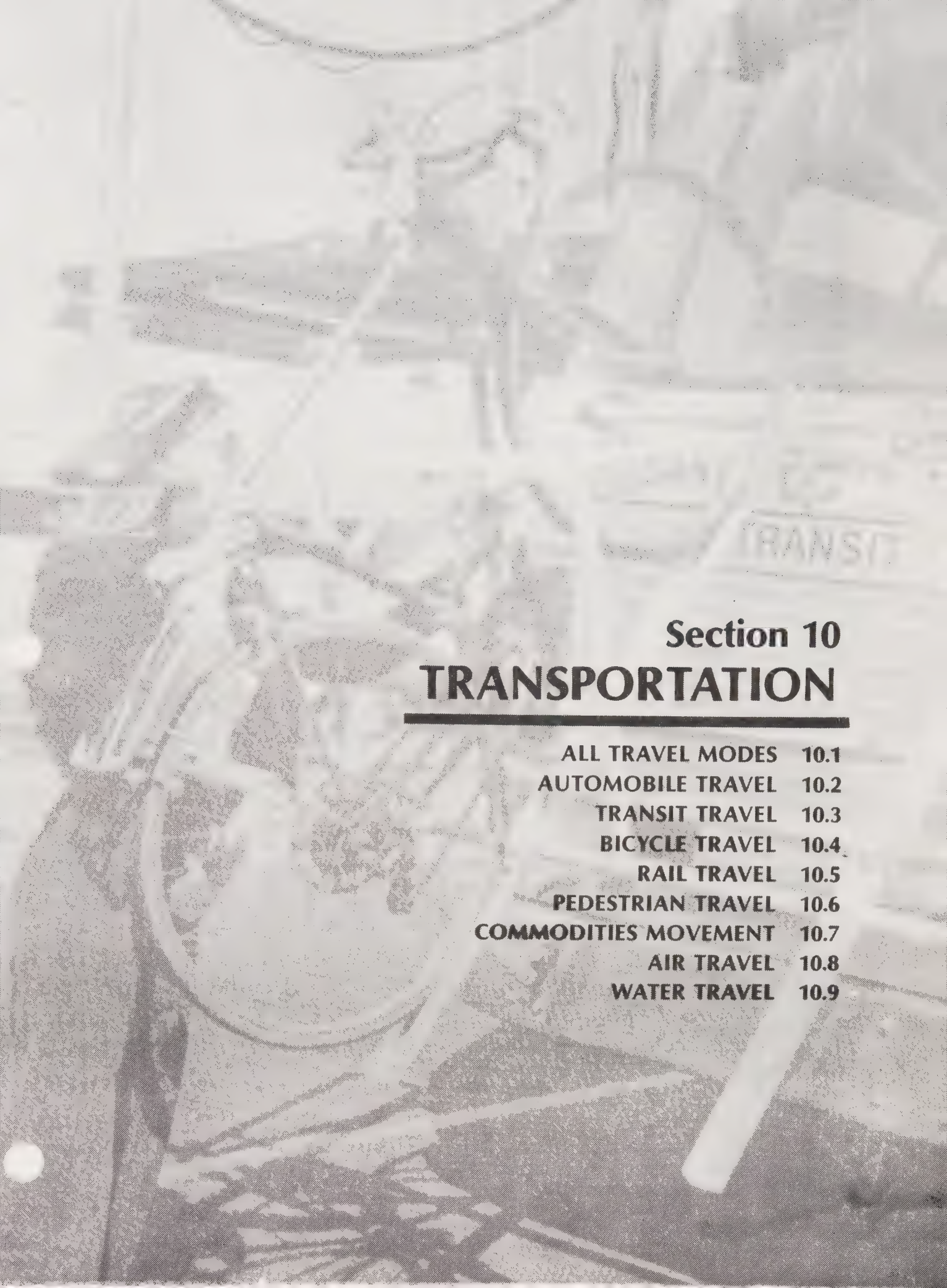
PROGRAMS

9.4.101 Explore the implementation of a multi-year Comprehensive Housing and Community Development program designed to address the housing and community facilities needs of low and moderate income neighborhoods. Responsibility: Planning Department, Housing Advisory Commission.

9.4.102 Establish a formal procedure to ensure that all County actions and programs addressing housing and neighborhood concerns are coordinated, and that neighborhood concerns are acknowledged and considered. Responsibility: Planning Department, Planning Commission.

9.4.103 Adopt a Capital Improvement Program for the achievement of an orderly pattern of residential development and/or redevelopment, with due consideration for the environment, accessibility, public services and facilities, and housing needs, to preserve and enhance existing neighborhoods and communities. Responsibility: Planning Department, Department of Public Works, Parks Department, Board of Supervisors.

9.4.104 Prepare and utilize a standardized methodology for assessing the public costs, both immediate and long-term, resulting from major residential developments so as to maintain the County's fiscal capacity to provide and maintain the necessary public improvements in new and existing neighborhoods. Responsibility: Planning Department.



Section 10
TRANSPORTATION

ALL TRAVEL MODES 10.1
AUTOMOBILE TRAVEL 10.2
TRANSIT TRAVEL 10.3
BICYCLE TRAVEL 10.4
RAIL TRAVEL 10.5
PEDESTRIAN TRAVEL 10.6
COMMODITIES MOVEMENT 10.7
AIR TRAVEL 10.8
WATER TRAVEL 10.9

TRANSPORTATION

INTRODUCTION

The Transportation policies and programs come from the County's 1980 Transportation Element. This Element incorporated and superceded all previous County transportation policies and programs.

The All Travel Modes section includes policies and programs regarding Balanced Transportation, Transportation Financing, and Minimal Impacts. The provision of transit, pedestrian, and bicycle facilities is stressed. The Transportation Commission is recognized as responsible for coordinating continued transportation planning. Financing is to be provided through all possible sources such as fees, development project requirements, and assessment districts. The adverse impacts associated with transportation are to be minimized through implementing the Air Quality Plan for the Monterey Bay Region, expanding transit services, noise buffering, and hazardous intersection improvements.

The Automobile Travel section includes policies and programs covering the Road System, Reducing Travel, Recreation Access, Road Financing, and Vehicle Occupancy. Local, collector, and arterial streets are defined and standards are set for access and interior circulation. The Live Oak program demonstrating minimum street standards is to be continued and analyzed after two years. The concentration of commercial uses, and development of mixed uses and neighborhood facilities are encouraged. Adequate parking facilities, road capacities, and special transit services are called for, as are carpool incentives and "park and ride" facilities. A yearly Transportation Improvement Program is to be developed.

The Transit Travel section policies and programs cover the Transit System, Increasing Mobility, and Promoting Transit. Increased transit services are called for, including specialized services and facilities for low-mobility groups such as handicapped persons and the elderly. Transit is to be encouraged through bus passes, carpool programs, and subscription bus services to large employers and tourist activity areas.

The Bicycle Travel Section includes policies and programs regarding Promoting Bicycle Use and Bicycle Safety. Bicycle facilities, including pathways and secure parking, are required as a part of new development. A yearly development program for the County Bikeway System, as well as education, registration, and bikeway maintenance programs, are called for.

The Rail Travel, Pedestrian Travel, Commodities Movement, Air Travel, and Water Travel sections include policies and programs calling for the support of rail freight, a review of the potential for rail passenger service, paved sidewalks on all arterial and collector streets within the Urban Services Line, the protection of public airport clear zone areas, an Airport Environs Ordinance, and an investigation of opportunities for ferry services. Standards and requirements for pedestrian facilities, truck use and access, and private air strips are set.

Appendices to the Transportation Section include a list of possible major road improvements, a map of the County Bikeway System, and maps of the circulation plan for various neighborhoods.

10.0 TRANSPORTATION

GOAL

10.0.1 To provide a safe, efficient, energy-conserving, convenient, comfortable, economical, coordinated and healthful transportation system for all people and goods in a manner consistent with the community's ability to pay and which promotes the wise and prudent use of all our resources, particularly our energy and clean air resources.

10.1 ALL TRAVEL MODES

10.1.1 BALANCED TRANSPORTATION

OBJECTIVE

10.1.1.1 To achieve a transportation system utilizing and integrating the various modes of travel in the County in order to minimize the adverse environmental effects of the system as a whole.

POLICIES

10.1.1.2 Locate and design public facilities and new developments to facilitate transit, pedestrian, and bicycle access, as well as auto access, both within the development and outside it.

10.1.1.3 Include a sidewalk development program as part of all road improvement projects on collectors and arterials in the Urban area.

10.1.1.4 Include bikeway and transit facilities in the design of road improvements along designated future bikeways and existing and proposed bus routes.

10.1.1.5 Require provisions for access by the physically handicapped in the development of sidewalks, transit stops, commercial centers, and public facilities.

10.1.1.6 Consider a reduction in parking requirements where non-auto transportation strategies, such as carpool programs and transit incentives, are implemented to reduce auto use.

PROGRAMS

10.1.1.101 Actively promote alternative modes of transportation through such programs as transit incentive programs, carpool programs, and bicycle parking facilities and bikeway development programs. Responsibility: Planning Department, Board of Supervisors, Department of Public Works.

10.1.1.102 Develop and maintain parking regulations and development guidelines to:

a) Reserve the roadways for the movement of persons and goods.
b) Mitigate adverse impacts such as drainage, visual, etc., resulting from the development of parking areas.
c) Encourage efficient transportation alternatives such as bicycles, carpools, transit, and compact vehicles.

Responsibility: Planning Department, Board of Supervisors.

10.1.1.103 Support continued Transportation planning through the Transportation Commission on a coordinated city-county basis. Update the Transportation Element as regional policies and travel patterns change. Responsibility: Planning Commission, Board of Supervisors.

10.1.2 TRANSPORTATION FINANCING

OBJECTIVE

10.1.2.1 To establish a transportation system that is within the County's ability to finance and operate.

POLICIES

10.1.2.2 Utilize all available public and private sources of funding for transportation development to minimize impacts on the County's General Fund.

10.1.2.3 Require those benefiting from transportation improvements to pay a fair share of the costs through assessment of fees on new developments.

10.1.2.4 Require new development projects to mitigate their impacts on transportation facilities through system improvements.

PROGRAMS

10.1.2.101 Advocate legislation to allocate state funds to communities providing state-wide recreational opportunities.
Responsibility: Board of Supervisors

10.1.2.102 Establish transportation improvement districts or assessment areas to finance circulation improvements where such improvements are needed for adequate circulation and where a zone of benefit can be identified. Responsibility: Planning Department, Department of Public Works, Board of Supervisors.

10.1.2.103 Create a transportation improvement zone for improvements to the East Cliff village area, particularly the 17th Avenue/Portola Drive intersection, by November 1983. All development approved within the general improvement area shall be conditioned to participate in the improvement area based on the number of trips generated by new development.

10.1.3 MINIMAL IMPACTS

OBJECTIVE

10.1.3.1 To minimize the adverse impacts associated with the transportation system, such as air pollution, energy consumption, noise pollution, personal injuries, and property damage.

POLICY

10.1.3.2 Discourage land uses and land use patterns which generate unnecessary auto-emitted air pollution, such as drive-through facilities.

PROGRAMS

10.1.3.101 Support the implementation of measures which are identified in future updates to the Air Quality Plan for the Monterey Bay Region as productive in reducing air pollution from Transportation Sources. Responsibility: Board of Supervisors.

10.1.3.102 Advocate legislation to establish a State-wide Mandatory Vehicle Inspection Program at no cost to the local jurisdiction. Responsibility: Board of Supervisors.

10.1.3.103 Maintain County ordinances restricting drive-through uses. Responsibility: Board of Supervisors.

10.1.3.104 Continue to support expanding transit service, particularly in the Urban area. Responsibility: Board of Supervisors.

10.1.3.105 Identify problem areas and recommend priorities in support of the CALTRANS Freeway Noise Walls Program to buffer residential development from State Highway noise. Responsibility: Planning Department, Department of Public Works, Board of Supervisors.

10.1.3.106 Actively support legislation to increase the energy efficiency of all transportation vehicles. Responsibility: Board of Supervisors.

10.1.3.107 Establish a program to reduce the auto vehicle miles traveled for County business. Responsibility: Mechanical Services Department.

10.1.4.108 Experiment with alternate fuels, propulsion systems, and more efficient County fleet vehicles. Responsibility: Mechanical Services Department.

10.1.3.109 Continue the high traffic hazard identification program. Eliminate and/or improve congested and critical intersections. Responsibility: Department of Public Works.

10.1.3.110 Continue and expand the street safety lighting program to include provisions for the safety of pedestrians and transit patrons. Responsibility: Department of Public Works.

10.1.3.111 Design and construct transportation facilities to minimize their impact on the environment. Responsibility: Department of Public Works.

10.1.3.112 Encourage the strict enforcement of the Vehicle Code and support driver education and bicycle safety programs. Responsibility: Board of Supervisors, Superior Court, Municipal Court.

10.2 AUTOMOBILE TRAVEL

10.2.1 ROAD SYSTEM

OBJECTIVE

10.2.1.1 To provide a road system capable of carrying 60% of all trips by automobile mode, 30% in the transit mode, and 10% in the bicycle mode by 1995.

POLICIES

10.2.1.2 Design and develop new street and interior circulation systems according to the following principles:

a) Minimize the amount of pavement and right-of-way needed while maintaining a high degree of safety, access and mobility.

b) Plan streets according to their defined function:*

1) Local streets provide direct access to abutting land and access to collectors and arterials. They offer the lowest level of mobility and usually carry no bus routes. Sevice to through traffic is discouraged. Travel on these roads is generally over very short distances.

2) Collector streets penetrate neighborhoods, collect traffic from local streets in the neighborhood, and channel it into the arterial system. A minor amount of through traffic may be carried on collector streets, but the system primarily provides land access service and carries local traffic movements within residential neighborhoods, commercial, and industrial areas. It may also serve local bus routes. Average trip lengths and travel speeds are less than on arterial routes.

3) Arterial streets and highways serve the major activity areas, are the highest traffic volume corridors, and provide a high proportion of total urban area travel. Service to abutting land is subordinate to the provision of travel service to major traffic movements. These streets and highways carry the major portion of trips entering or leaving an urban area and traveling between urban areas. Intra-urban and inter-city bus routes will use these streets. Designation as an arterial street does not imply widening.

c) Minimize the number of intersections and side traffic interference along arterials.

d) Minimize disruption of existing development.

e) Avoid constructing dead-end streets in excess of 500 feet where Urban densities are planned. If unavoidable, an emergency secondary access shall be provided. In the Rural area where rural densities are planned, the Fire Safety Element policies shall apply.

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*See Exhibit 10-2 for a series of maps of the existing and proposed local, collector and arterial streets as designed by the General Plan.

10.2.1.3 Require dedication of public rights-of-way for public use and maintenance on all local streets to ensure an integrated circulation system. Dedication shall be consistent with the adopted street standards as in the County of Santa Cruz Design Criteria.

10.2.1.4 Require maintenance of any project interior circulation system by an improvement association or other continuing mechanism

10.2.1.5 Limit driveways, mid-block access points, intersections, and on-street parking along major arterials wherever possible.

10.2.1.6 Require development projects to dedicate frontage property and construct improvements as needed to meet County standards for street development and planned future road projects, as identified in Exhibit 10-1 entitled "Possible Major Road Improvements".

10.2.1.7 Discourage inter-neighborhood and through auto traffic movement on non-arterial streets through street alignment and intersection design.

10.2.1.8 Distribute the cost of new roads equitably among benefiting property owners.

10.2.1.9 Tolerate some additional congestion in the short term until the objective of a balanced transportation system is achieved.

Pajaro Valley:

10.2.1.10 Design the Crestview Drive/Wagner Road/Bridge Street connector road in the Watsonville area in a manner which will maximize its effectiveness as an urban/agricultural buffer. The use of dense landscaping, earthen berms, drainage facilities and the roadway/bikeway design shall all be considered toward this end. (See Exhibit 10-5A.)

PROGRAMS

10.2.1.101 Maintain the road system at its present high level of service. Responsibility: Department of Public Works.

10.2.1.102 Support as a first priority additional development of the road system when it meets the objectives of transit as well as automobile travel. Responsibility: Board of Supervisors.

10.2.1.103 Develop a yearly improvement program* designed to achieve the road system identified in the General Plan. Responsiblity: Department of Public Works, Board of Supervisors.

10.2.1.104 Establish specific plan lines for future road improvements consistent with the General Plan adopted road system and the Design Criteria, as adopted by the Board of Supervisors. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

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*See Exhibit 10-1 for a schedule of possible major road improvement projects.

10.2.1.105 Update and maintain the County Design Criteria manual to establish standards for street development to provide adequate access and safety provisions. Responsibility: Department of Public Works, Planning Department.

10.2.1.106 Demonstrate in Live Oak the feasibility and practicality of requiring road development to minimum street standards rather than to optimum standards for traffic movement. Responsibility: Planning Department.

10.2.1.107 Report on the experience with the Live Oak reduced street width demonstration program within two years. Responsibility: Department of Public Works, Fire Marshal.

10.2.1.108 Encourage improvement of existing local streets by providing administrative support to neighborhoods wishing to establish road improvement assessment districts. Responsibility: Department of Public Works.

10.2.1.109 Pursue all available funding for road maintenance and improvement. Responsibility: Department of Public Works.

10.2.1.110 Actively support legislation which would increase the share of gasoline tax made available for local road maintenance and construction. Responsibility: Board of Supervisors.

Pajaro Valley:

10.2.1.111 Prepare a Design Plan, in cooperation with the City of Watsonville, for roads within the unincorporated portion of the Urban Services Line in the Pajaro Valley area in order to most efficiently utilize the vacant lands here.

10.2.2 REDUCING TRAVEL

OBJECTIVE

10.2.2.1 To reduce the need to travel or the number of person miles traveled by 10% by 1990.

POLICIES

10.2.2.2 Encourage concentrated commercial centers, mixed residential and commercial uses, and overall land use patterns which reduce the need to travel.

10.2.2.3 Support local communication system developments which may reduce the need to travel.

10.2.2.4 Support the development of neighborhood facilities such as parks, schools, and neighborhood commercial services.

PROGRAM

10.2.2.101 Encourage phone order, catalogue, and home delivery services through tradeoff programs such as agreements to reduce parking requirements and other incentives, if such services are provided, in the review of new and expanded commercial development. Responsibility: Planning Commission, Planning Department.

10.2.3 RECREATION ACCESS

OBJECTIVE

10.2.3.1 To provide access to the County's recretional resources, using multiple means, and recognizing that there will be additional congestion during peak recreational travel periods.

POLICIES

10.2.3.2 Reserve capacity on the existing County road system for recreational traffic.

10.2.3.3 Require new recreation-oriented developments to provide support for special recreation transit service where appropriate.

10.2.3.4 In the development of transportation improvement programs, give higher priority to road improvements which provide access to recreational resources.

10.2.3.5 Fund road improvements for recreational travel corridors as much as possible with state and federal funds in recognition of the statewide and national interest in local recreational resources.

10.2.3.6 Consider recreational traffic when designing street improvements by providing capacity in excess of local demand.

PROGRAMS

10.2.3.101 Develop a County program and support a state program to control parking facilities serving recreation areas which ensure traffic safety, pedestrian safety, maximum use of land, and minimum disruption to surrounding neighborhoods. Responsibility: Planning Department, Department of Public Works, Board of Supervisors.

10.2.3.102 Actively support recreational transit services such as Park and Ride facilities to recreation areas. Responsibility: Board of Supervisors.

10.2.4 ROAD FINANCING

OBJECTIVE

10.2.4.1 To utilize limited capital resources in ways which maximize the benefits to the road system.

POLICY

10.2.4.2 Require new developments, where appropriate, to implement strategies such as staggered or flexible work hours and/or restricted hours of operation in order to reduce traffic congestion, particularly during peak periods.

PROGRAM

10.2.4.101 Develop a yearly Transportation Improvement Program which gives priority to projects which:

a) Require little capital investment.
b) Serve the greatest number of local people.
c) Provide multi-modal use.
d) Serve travel within the urban area.
e) Provide for the transportation needs of the local residents.

Responsibility: Department of Public Works.

10.2.5 VEHICLE OCCUPANCY

OBJECTIVE

10.2.5.1 To increase the average number of persons per vehicle from 1.4 to 2.0 persons per vehicle by 1990.

POLICY

10.2.5.2 Encourage large new developments to establish employee pool programs for car, van or bus pools.

PROGRAMS

10.2.5.101 Encourage large employers to provide incentives to carpoolers, such as priority parking, company car use, etc. Responsibility: Planning Department.

10.2.5.102 Encourage the use of parking areas in new and existing large developments for Park and Ride purposes. Responsibility: Planning Department.

10.2.5.103 Maintain support for a Countywide carpool program. Responsibility: Planning Department, Board of Supervisors.

10.2.5.104 Give priority to carpools in the issuance of parking permits at County facilities and provide preferential carpool parking areas in County parking areas, consistent with the demand. Responsibility: Mechanical Services Department.

10.2.5.105 Develop a program to provide Park and Ride facilities for carpoolers as well as transit users, with priority being given to designated areas. Responsibility: Planning Department, Transit District.

10.3 TRANSIT TRAVEL

10.3.1 TRANSIT SYSTEM

OBJECTIVE

10.3.1.1 To plan and develop a transit system capable of accommodating 30% of all trips by 1995.

POLICIES

10.3.1.2 Consider reduction in parking requirements for new developments which provide transit incentives, such as bus passes for their employees, residents, or clients.

10.3.1.3 Require developers of major traffic generating activities to provide fixed transit facilities, such as bus shelters and pullouts, consistent with the anticipated demand. Locate these facilities in areas convenient to pedestrians' use.

10.3.1.4 Ensure that the overall design and programming of all new development provides for and encourages transit use.

10.3.1.5 Require developers of new large projects located on two-lane arterials to dedicate the right-of-way and construct a bus pullout bay. As an alternative, eliminate on-street parking so that an adequate bus pullout zone is available.

10.3.1.6 Require any transit or para-transit service using County funds to coordinate service with other transit or para-transit operators.

PROGRAMS

10.3.1.101 Advocate legislation and programs which increase the funding available for transit in Santa Cruz County. Responsibility: Board of Supervisors.

10.3.1.102 Encourage transit use to the Government Center for County employees. Responsibility: Board of Supervisors.

10.3.1.103 Strictly enforce parking regulations limiting or restricting auto or truck parking in signed bus loading areas. Responsibility: Board of Supervisors, Sheriff.

10.3.1.104 Include provision for signal pre-emption by transit vehicles in all signal improvements. Responsibility: Department of Public Works.

10.3.1.105 Establish design criteria for transit facilities such as bus turnouts and shelters for inclusion in the County Design Criteria. Responsibility: Department of Public Works, Planning Department.

10.3.1.106 Pursue all available funding for transit-related improvements to road facilities. Responsibility: Department of Public Works.

10.3.1.107 Encourage major traffic generators to provide incentives to transit use. Responsibility: Planning Commission.

10.3.1.108 Support time-limited and paid parking programs as a disincentive for unnecessary automobile use. Responsibility: Board of Supervisors.

10.3.1.109 Designate land uses and zoning which cluster areas of employment, areas of commercial use, and recreation areas. Responsibility: Board of Supervisors, Planning Commission.

10.3.1.110 Encourage increased transit to rural areas in order to improve access to health care, job markets, educational opportunities, and recreational opportunities. Responsibility: Transit District, Board of Supervisors.

10.3.1.111 Support the development of inter-county bus transit service. Responsibility: Board of Supervisors, Transit District.

10.3.2 INCREASING MOBILITY

OBJECTIVE

10.3.2.1 To increase the potential for mobility of traditionally low-mobility groups such as the handicapped and the elderly.

POLICY

10.3.2.2 Require the construction of wheelchair ramps at all intersections in new developments.

PROGRAMS

10.3.2.101 Identify and eliminate wheelchair barriers adjacent to transit stops. Responsibility: Department of Public Works.

10.3.2.102 Incorporate wheelchair ramps into all road projects as specified in the County Design Criteria. Responsibility: Department of Public Works.

10.3.2.103 Support the Transit District's efforts to obtain funding for purchase, installation, and maintenance of properly functioning wheelchair lifts on buses. Responsibility: Board of Supervisors.

10.3.2.104 Continue to support specialized service to some low-mobility groups through the Lift Line program and subsidized taxi programs. Responsibility: Board of Supervisors.

10.3.2.105 Support coordination between all transit service providers including service organizations, private and public agencies. Responsibility: Board of Supervisors.

10.3.2.106 Require those para-transit services using County funds and encourage others, such as school districts and service agencies, to coordinate equipment, service areas, and maintenance facilities with other transit or para-transit operators, to the maximum degree possible. Responsibility: Board of Supervisors.

10.3.3 PROMOTING TRANSIT USE

OBJECTIVE

10.3.3.1 To promote opportunities for shopping, employment, and enjoyment of recreational resources through transit use.

POLICIES

10.3.3.2 Consider a reduction in parking requirements for employers of 50 persons or more who establish subscription bus service, transit bus passes, or participate in the County carpool program.

10.3.3.3 Require transit and bus parking facilities to be provided at all major hotel, motel, convention, and other tourist-serving areas.

PROGRAM

10.3.3.101 Support and encourage coordinated transit marketing efforts by the Transit District, hotels, motels, restaurants, convention facilities, the University, and local merchants. Responsibility: Board of Supervisors.

10.4 BICYCLE TRAVEL*

10.4.1 PROMOTING BICYCLE USE

OBJECTIVE

10.4.1.1 To encourage bicycle travel as a major form of transportation and recreation. To increase bicycle use to 10% of all trips and 20% of all work trips by 1995. To increase the potential of combining bicycle travel with other forms of transportation.

POLICIES

10.4.1.2 Require provision for secure bicycle parking at private and public facilities through Parking Ordinance requirements.

10.4.1.3 Require new developments located along the designated Bikeway System to provide the planned bicycle route, including rights-of-way and construction.

10.4.1.4 Provide secure bicycle parking with the development of transit shelters. Design shall be consistent with the Santa Cruz Metropolitan Transit District program.

10.4.1.5 Include pathways for bicycle and pedestrian use through cul-de-sac and loop streets where such access will encourage bicycle and pedestrian travel.

10.4.1.6 Provide for citizen participation in the bicycle planning process by consulting with the existing Bicycle Committee of the Transportation Commission.

10.4.1.7 Encourage bicycle use by all County employees.

PROGRAMS

10.4.1.101 Prepare yearly development and maintenance programs for the Bikeway System which will be funded with Transportation Commission funds, road funds, and other funds as available. Responsibility: Department of Public Works.

10.4.1.102 Coordinate County bicycle programs and projects with those of the cities; involve in the bicycle planning process all private developers and other public and private agencies that are concerned with transportation, recreation and education. Responsibility: Planning Department.

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*See Exhibit 10-3 for adopted County Bikeway Plan

10.4.1.103 Review and update a minimum of once every three years the General Plan's designated Bikeway Plan of commuting and recreational bicycle routes connecting work, shopping, educational, residential and recreational areas. The Bikeway Plan is described in detail in the Transportation Element technical report. Responsibility: Planning Department, Transportation Commission, Bikeway Committee, Board of Supervisors.

10.4.1.104 Plan, design, and construct bikeways consistent with the adopted Bikeway Plan. Priority shall go to bicycle commuting routes and to bike lanes on heavily traveled roads, as identified in the Transportation Element technical report. Responsibility: Department of Public Works.

10.4.1.105 Provide for bicycle use when planning, designing, and constructing all County projects. Responsibility: Department of Public Works.

10.4.1.106 Provide adequate, secure, and convenient bicycle parking at all County facilities. Responsibility: Mechanical Services Department.

10.4.1.107 Establish a program to provide and maintain secure bicycle parking, as needed, at transit stops, to be funded as funds become available. Responsibility: Transit Districts, Board of Supervisors, other legal jurisdictions.

10.4.1.108 Pursue use of the Southern Pacific right-of-way for bicycle and horse trail use as well as other modes of travel. Responsibility: Planning Department.

10.4.1.109 Pursue additional state and federal funding for the Bikeway System, including funding to initiate a program to pay for placement of bicycle parking facilities by public and private agencies. Responsibility: Board of Supervisors, Department of Public Works.

10.4.2 BICYCLE SAFETY

OBJECTIVE

10.4.2.1 To reduce the conflict between bicycles and other modes of travel and to decrease the number of accidents involving bicycles.

POLICIES

10.4.2.2 Limit the number of driveways where feasible in new developments to reduce the potential for automobile-bicycle conflicts.

10.4.2.3 Require that contractors and utility companies doing roadside work maintain the road edge in the best possible condition during construction and, upon project completion, improve the road shoulder to a condition as good as, or better than, that before the project began.

10.4.2.4 Construct and mark bicycle routes in conformance with state standards.

PROGRAMS

10.4.2.101 Continue and expand the Countywide Bicycle Safety Education program. Responsibility: Bicycle Coordinator, Transportation Commission.

10.4.2.102 Implement a bicycle safety education program in cooperation with the school districts and police agencies. Responsibility: Bicycle Coordinator.

10.4.2.103 Implement a County-wide bicycle registration program. Responsibility: Sheriff's Department, Planning Department.

10.4.2.104 Maintain and sweep, on a regular basis, the bicycle routes and other road edges used by bicyclists. Responsibility: Department of Public Works.

10.4.2.105 Discourage the use of bikeways by other forms of vehicular transportation; provide adequate facilities for all. Responsibility: Department of Public Works, Sheriff's Department.

10.4.2.106 Limit on-street parking where the need for a clear bike lane exists and where parking alternatives are available. Strictly enforce parking limitations. Responsibility: Department of Public Works, Sheriff, Board of Supervisors.

10.4.2.107 Design intersection signalizations and signal improvements occurring along the designated Bikeway Plan to respond to bicyclist turning needs. Responsibility: Department of Public Works.

10.5 RAIL TRAVEL

OBJECTIVE

10.5.1 To protect the potential for future rail transportation on the existing rail line.

POLICIES

10.5.2 Require developments near the existing rail lines to design for future rail system noise.

10.5.3 Reserve areas in new developments to accommodate future rail support facilities where appropriate.

10.5.4 Consider the potential for rail use during the review of all new developments.

PROGRAMS

10.5.101 Update the study of rail passenger service to include the consideration of service to all portions of Santa Cruz County as necessary to reflect changes in local policy and concerns, as a minimum every three years. Emphasis should be placed on study of service between Santa Cruz and Watsonville. Responsibility: Planning Department, Transportation Commission, Board of Supervisors.

10.5.102 Identify land use policies which will support future rail use and prepare recommendations for General Plan amendments. Responsibility: Planning Department.

10.5.103 Support the addition of a passenger stop at Watsonville Junction for Amtrack's coast route trains. Responsibility: Board of Supervisors.

10.5.104 Support the reinstatement of a rail link from the San Francisco Bay Area to Santa Cruz and Monterey around the Santa Cruz Mountains and through the Watsonsville Junction. Responsibility: Board of Supervisors.

10.6 PEDESTRIAN TRAVEL

OBJECTIVE

10.6.1 To encourage pedestrian travel as a viable means of transportation, by itself and in combination with other modes.

POLICIES

10.6.2 Require pathways for pedestrian and bicycle use through cul-de-sac and loop streets where such access will encourage these modes of travel as part of new development.

10.6.3 Landscape and buffer pedestrian walkways wherever feasible.

10.6.4 Require adequate lighting for pedestrian movement where appropriate.

10.6.5 Provide a 4-foot clear pedestrian walkway along all local streets. Prohibit landscaping which would prevent pedestrian movement within this walkway. Require the use of materials which would provide an all-weather surface for walking.

10.6.6 Require dedication and construction of walkways for through pedestrian traffic and internal pedestrian circulation in new developments where appropriate.

10.6.7 Ensure safe and convenient pedestrian access to the transit system, where applicable in new developments.

10.6.8 Encourage clustered commercial land uses as shown on the General Plan to encourage pedestrian and combined pedestrian and transit use.

10.6.9 Provide for pedestrian movement in the design of parking areas.

PROGRAMS

10.6.101 Identify and overcome barriers to pedestrian travel created by public facilities such as freeways, roads, and dividers through construction of pedestrian over-passes, walkways, crosswalks, etc. Prevent occurrence of barriers in new projects. Responsibility: Department of Public Works, Planning Department, CALTRANS.

10.6.102 Encourage the formation of assessment districts to construct pedestrian ways in developed urban areas. Responsibility: Planning Department.

10.6.103 Develop a program to provide paved sidewalks on all arterial and collector streets as part of new development in the Urban area within the Urban Services Line, but construct such sidewalks only when logical connections can be made. Responsibility: Planning Department, Planning Commission, Board of Supervisors, Department of Public Works.

10.7 COMMODITIES MOVEMENT

OBJECTIVES

10.7.1 To support a goods movement system capable of using all modes and serving an expanding community.

10.7.2 To minimize the impact of commodities movement on the rest of the transportation system.

POLICIES

10.7.3 Encourage minimum movement of goods by truck during peak traffic flow hours.

10.7.4 Encourage commercial, industrial, and agricultural developments to utilize rail and/or air cargo for commodity movement.

10.7.5 Discourage access to loading and unloading facilities from residential streets where it is not possible to buffer from residential uses.

10.7.6 Require streets and interior circulation systems in new developments to adequately provide for truck delivery and utility services.

10.7.7 Limit on-street loading and unloading of goods on arterials to non-peak traffic hours.

10.7.8 Require adequate loading facilities in developments requiring frequent loading and unloading of goods.

10.7.9 Adopt as part of regular updates of the General Plan, land use policies and programs which:

a) Increase the potential for movement of goods by rail.
b) Encourage the use of air freight.
c) Provide for major shipping land uses along arterials.
d) Require use of rail for the movement of goods to the maximum extent possible.

10.7.10 Give priority to the improvement of highways carrying a significant amount of goods movement, particularly agricultural goods.

PROGRAMS

10.7.101 Institute a system of truck routes which limit truck traffic on collectors and local streets and in recreational areas to delivery and utility service trucks as much as possible. Responsibility: Department of Public Works, Board of Supervisors.

10.7.102 Continue the program to upgrade railroad crossings. Responsibility: Department of Public Works.

10.7.103 Protect railroad rights-of-way from the intrusion of parked vehicles. Responsibility: Department of Public Works.

10.7.104 Protect railroad rights-of-way by identifying the need for and developing PUC-approved pedestrian crossings. Responsibility: Department of Public Works.

10.7.105 Support the continued operation of cargo service at the Watsonville Airport. Responsibility: Board of Supervisors.

10.8 AIR TRAVEL

10.8.1 PUBLIC AIRPORTS

OBJECTIVE

10.8.1.1 To enhance the safety and security of the airport environs around the Skypark Airport and Watsonville Municipal Airport.

POLICIES

10.8.1.2 Prevent the construction, erection, or growth of any object which obstructs the air space required for the flight of aircraft in landing or taking off.

10.8.1.3 Prohibit the construction, erection, or operation of any object which would interfere with radio transmissions in areas adjacent to, though not necessarily contiguous with, an air facility.

10.8.1.4 Prohibit the construction, erection, or operation of any object in the Take-off and Approach Zones which emits a steady or flashing light or red, green or amber color, except as needed for airport operations.

10.8.1.5 Restrict new development in existing or planned Airport Clear Zones* in concurrence with requirements of the FAA and of the cities operating the facility. Require as a condition for approval of improvements to existing development in Clear Zones that an Air Navigation Easement be deeded to the jurisdiction owning the air facility.

10.8.1.6 Limit land uses in the air Airport Operation Zone to less intensive uses such as agriculture, open space, parks, storage of seasonal equipment, and municipal facilities (e.g., sewage treatment).

PROGRAMS

10.8.1.101 Develop and implement an Airport Environs Ordinance applicable to land surrounding each major air facility, designating and restricting Clear Zones, Airport Operations Zones, and Takeoff and Approach Zones. Responsibility: Planning Department.

10.8.1.102 Investigate, and evaluate with respect to County policy, all aviation accidents occurring on, or over, County-regulated land in the vicinity of airfields to determine if County facilities can be improved. Responsibility: Transportation Commission, Planning Department.

10.8.1.103 Identify existing obstructions which interfere with airport operations and mitigate them prior to issuing any further building permit. Responsibility: Planning Department.

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*See Exhibit 10-4 for maps of the Airport Clear Zones in the County

10.8.2 PRIVATE AIR STRIPS

OBJECTIVE

10.8.2.1 To control the development and use of private air strips.

POLICIES

10.8.2.1 Allow private air strips in rural residential and agricultural areas provided their use is restricted to the owners' planes and those of an occasional guests.

10.8.2.3 Restrict heliport construction and helicopter use, and permit these only in conjunction with emergency medical treatment and emergency law enforcement purposes.

PROGRAMS

10.8.2.101 Require Use Permits for private air strips and apply the following minimum standards:

a) New air strips may not intrude on agriculturally productive land. No less than 75% of the proposed air strip should be on non-agriculturally productive land.
b) Sites for proposed air strips must be outside of air traffic control zones and a safe distance from existing airports, (generally three miles).
c) Sites for proposed air strips must be a reasonable distance from Urban and Suburban Residential areas, and compatible with the surrounding neighborhood.
d) The total number of airplanes at any private air strip should be limited to those of the owner(s).
e) A drainage plan for the air strip must be approved by the Department of Public Works, if significant drainage problems are identified.
f) Obtain approval by the State Department of Transportation, Division of Aeronautics.

Responsibility: Planning Department.

10.9 WATER TRAVEL

OBJECTIVE

10.9.1 To promote ferry transportation, with or without vehicles.

PROGRAM

10.9.2 Investigate water transportation systems to enrich tourist trade and create commuter channels for transportation. Responsibility: Planning Department, Transportation Commission, Board of Supervisors.

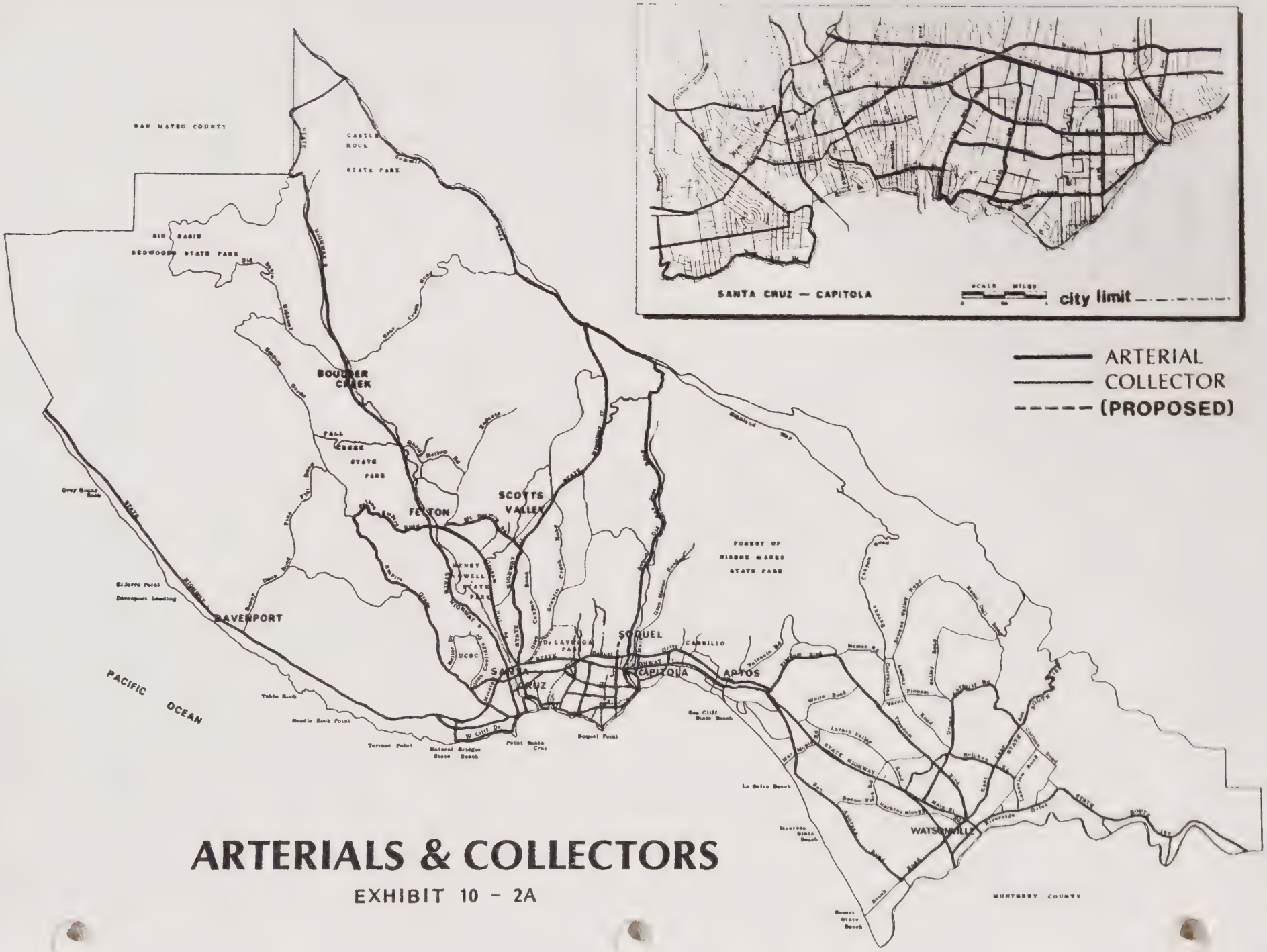
EXHIBIT 10-1: POSSIBLE MAJOR ROAD IMPROVEMENTS

SANTA CRUZ COUNTY TRANSPORTATION ELEMENT*

State Highways		
Route 1	Interchange improvement at Soquel Avenue	1980-85
Route 1	Interchange improvement at 41st Avenue	1985-90
Route 129	Shoulder improvement	1980-85
Route 17	Interchange improvement at Sims Road	After 1995
Santa Cruz County Highways		
Buena Vista Drive	Improved full two lane facility	1980-85
Spreckles Drive	Improved full two lane facility	1980-85
Eaton Street	Lake Street to 7th Avenue Improved two lane facility	1980-85
Soquel Drive	Soquel Town Center Improvement intersection	1980-85
Amesti Road	Improved two lane facility	1980-85
Capitola Road	Soquel Avenue to 38th Avenue Four lane facility	1985-90
7th Avenue	Minimum four lane facility	1980-85
Graham Hill Road	Mt. Hermon to Route 9 Four lane facility	1985-90
Freedom Boulevard	Airport to Green Valley Improved four lane facility	1980-85
Harkins Slough Road	Improved full two lane facility	1985-90
State Park Drive	Center to Soquel Drive Full four lane facility	1985-90
Graham Hill Road	Improved three lane facility	1985-90
Beach Road	Judd to San Andreas Improved two lane facility	1990-2000
Lotman Drive	Two lane facility Collector	1985-90
41st Ave. Extension	Two lane facility	As part of development

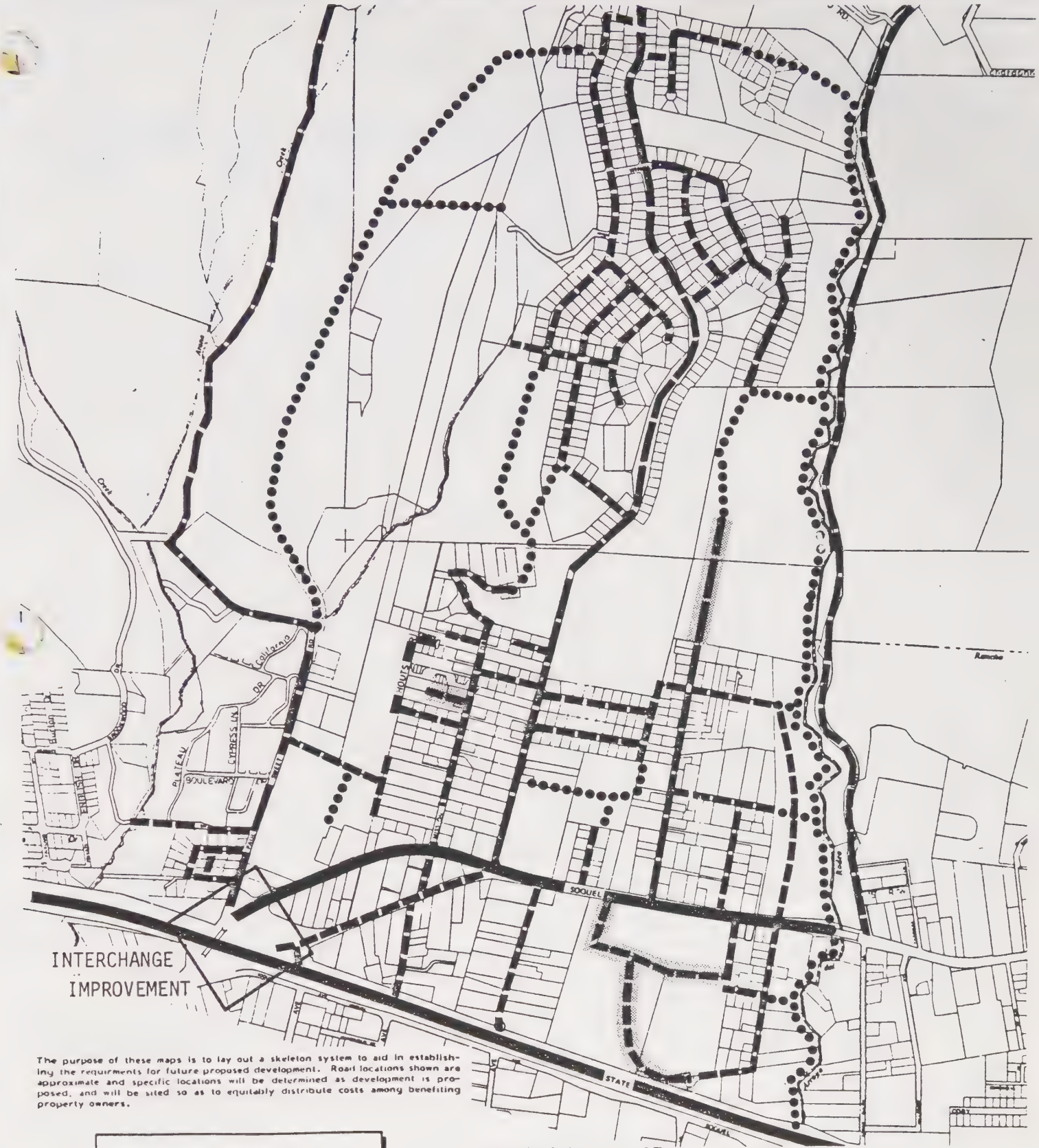
*This list is tentative only.

Source: Regional Transportation Plan. These projects all will require specific environmental assessments as they are initiated.



ARTERIALS & COLLECTORS

EXHIBIT 10 - 2A



The purpose of these maps is to lay out a skeleton system to aid in establishing the requirments for future proposed development. Road locations shown are approximate and specific locations will be determined as development is proposed, and will be sited so as to equitably distribute costs among benefiting property owners.

EXHIBIT 10 - 2B

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS



The purpose of these maps is to lay out a skeleton system to aid in establishing the requirments for future proposed development. Road locations shown are approximate and specific locations will be determined as development is proposed, and will be sited so as to equitably distribute costs among benefiting property owners.

EXHIBIT 10 - 2C

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS

ARTERIAL
COLLECTOR
LOCAL
PEDESTRIANS
NEW ROADS

Rev. 1/84



EXHIBIT 10 - 2D

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS



EXHIBIT 10 - 2E

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS

ARTERIAL
COLLECTOR
LOCAL
PEDESTRIANS
NEW ROADS



The purpose of these maps is to lay out a skeleton system to aid in establishing the requirments for future proposed development. Road locations shown are approximate and specific locations will be determined as development is proposed, and will be sited so as to equitably distribute costs among benefiting property owners.

EXHIBIT 10 - 2F

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS

ARTERIAL
COLLECTOR
LOCAL
PEDESTRIANS
NEW ROADS

Rev. 1/84



EXHIBIT 10 - 2G

DESIGN PLAN FOR CIRCULATION & LOCAL STREETS

WILLOWBROOK AREA

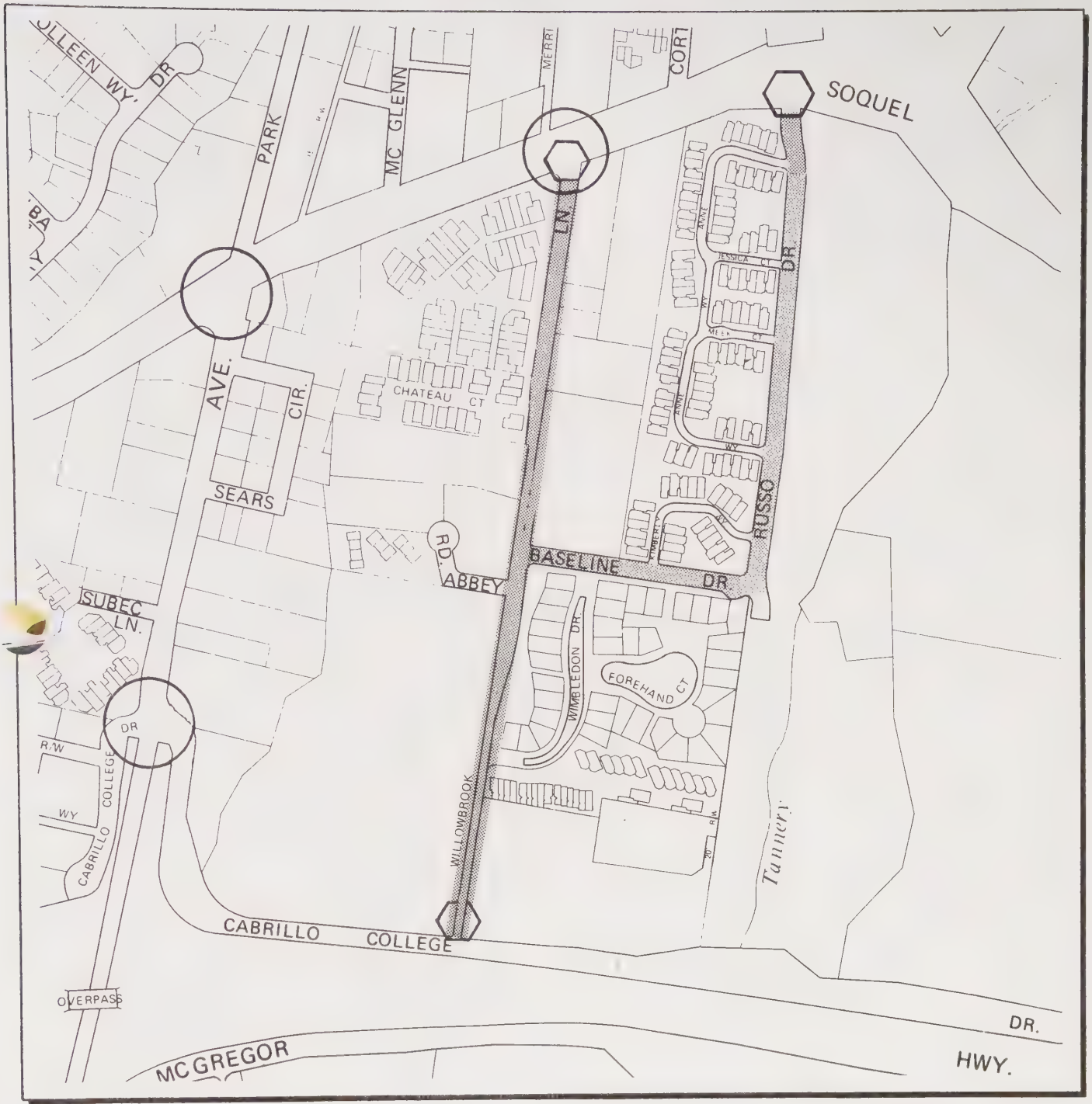


EXHIBIT 10 - 2H

ARTERIAL STOP SIGNS

INTERSECTION IMPROVEMENTS INCLUDING SIGNALIZATION

ROADWAY IMPROVEMENT

SOQUEL DRIVE-MERRILL ROAD AREA



MAJOR LOCAL ROAD
STREET CLOSURE
EMERGENCY ACCESS

EXHIBIT 10 - 21



EXHIBIT 10 - 2J

SOQUEL VILLAGE TRAFFIC PLAN

ARTERIAL
COLLECTOR
NEW ROADS
INTERSECTION IMPROVEMENTS



EXHIBIT 10 - 2K

SOQUEL VILLAGE TRAFFIC PLAN

- EXISTING SIDEWALK
- PROPOSED CONCRETE CURB AND GUTTER WITH GRAVEL WALK
- PROPOSED CONCRETE CURB AND GUTT WITH SIDEWALK



EXHIBIT 10 - 2L

SOQUEL VILLAGE TRAFFIC PLAN

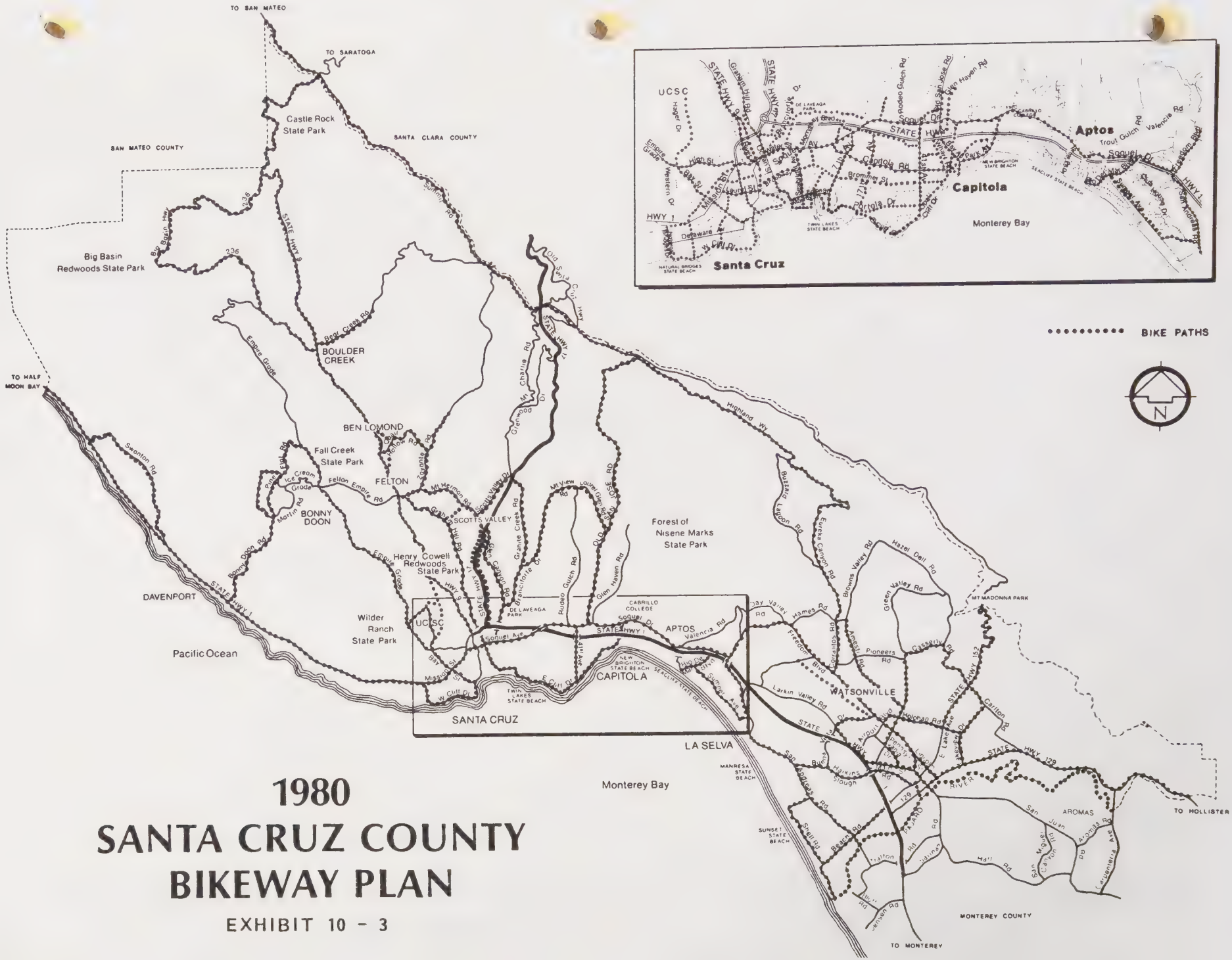
●●●● EXISTING BIKEWAY
◎◎◎◎ PROPOSED BIKEWAY
★★ EXISTING AND PROPOSED BIKE PARKING



EXHIBIT 10 - 2M

APTOS VILLAGE DESIGN FRAMEWORK

ARTERIAL
COLLECTOR
LOCAL
NEW ROAD
INTERSECTION IMPROVEMENTS



1980
SANTA CRUZ COUNTY
BIKEWAY PLAN

EXHIBIT 10 - 3

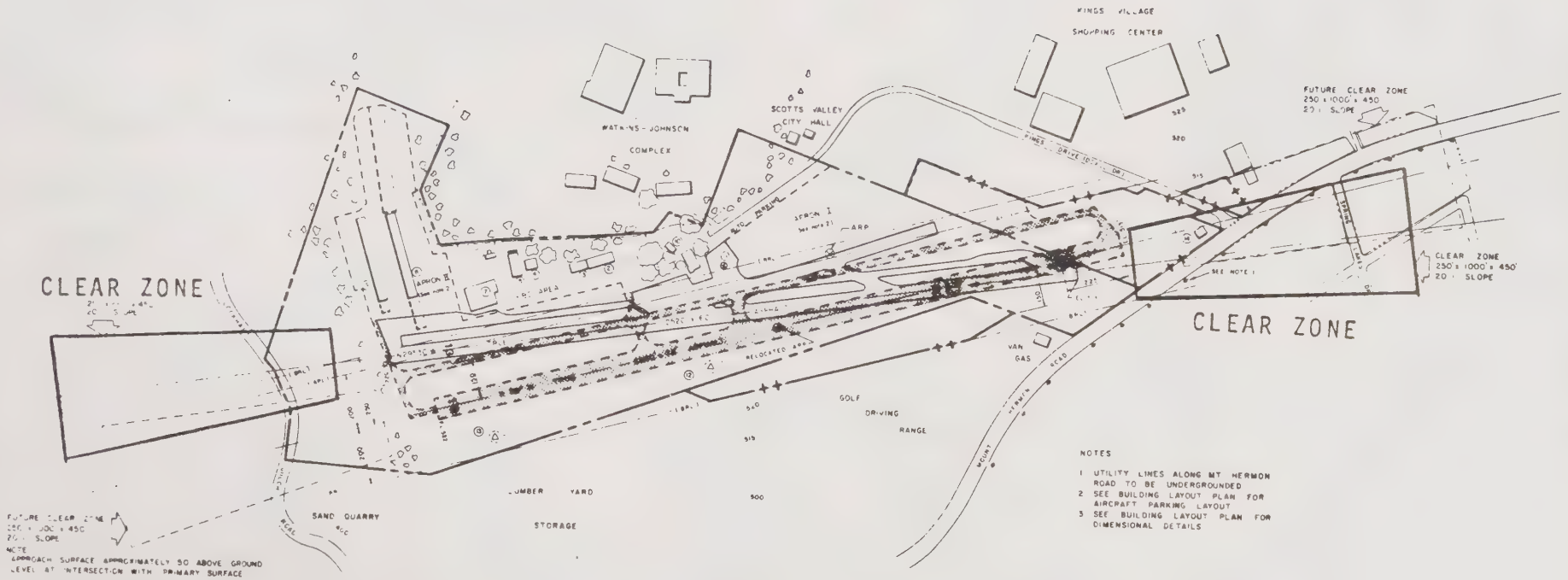


EXHIBIT 10 - 4A

CLEAR ZONES	SANTA CRUZ SKYPARK AIRPORT	AIRPORT LAYOUT PLAN

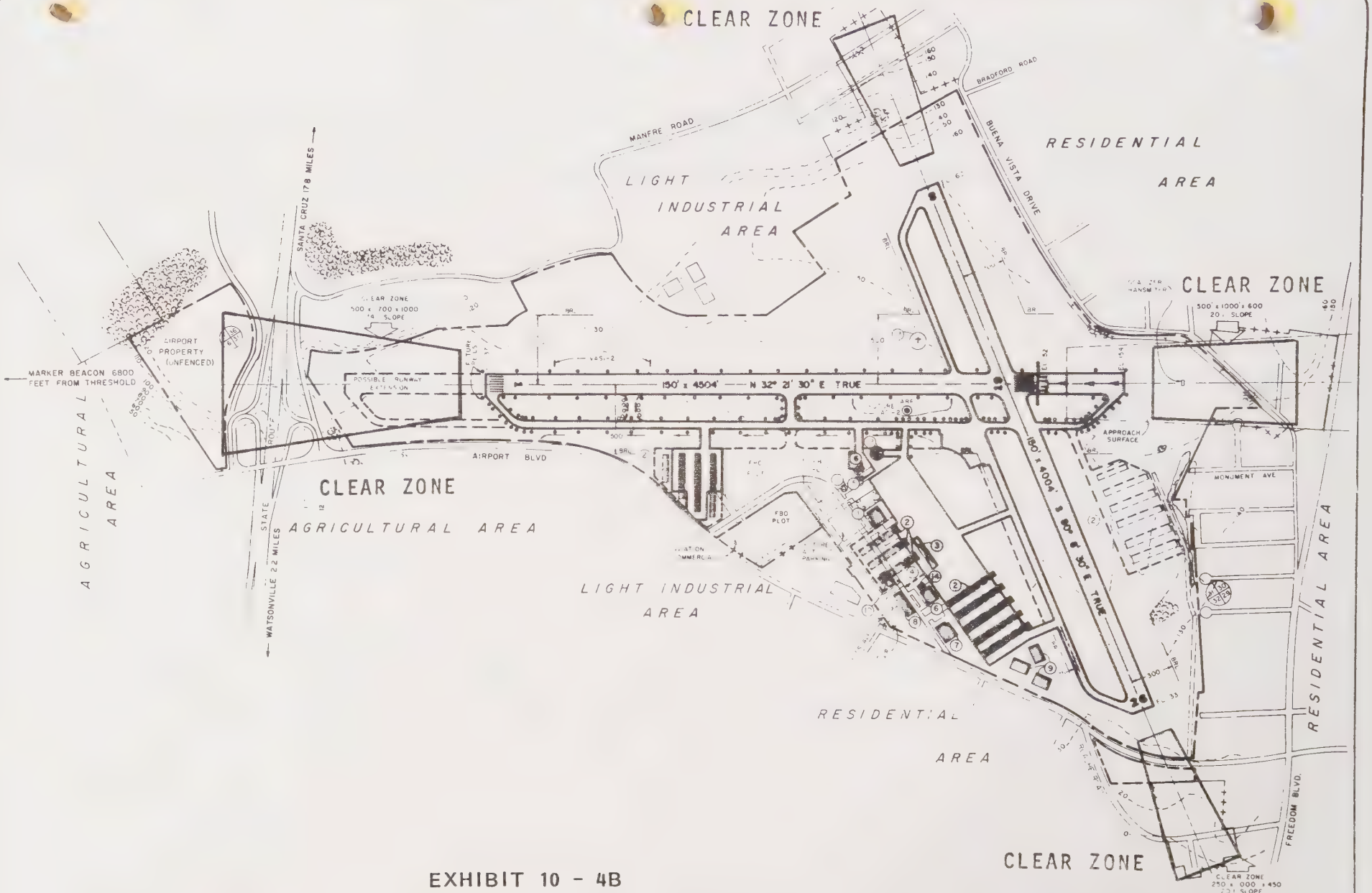


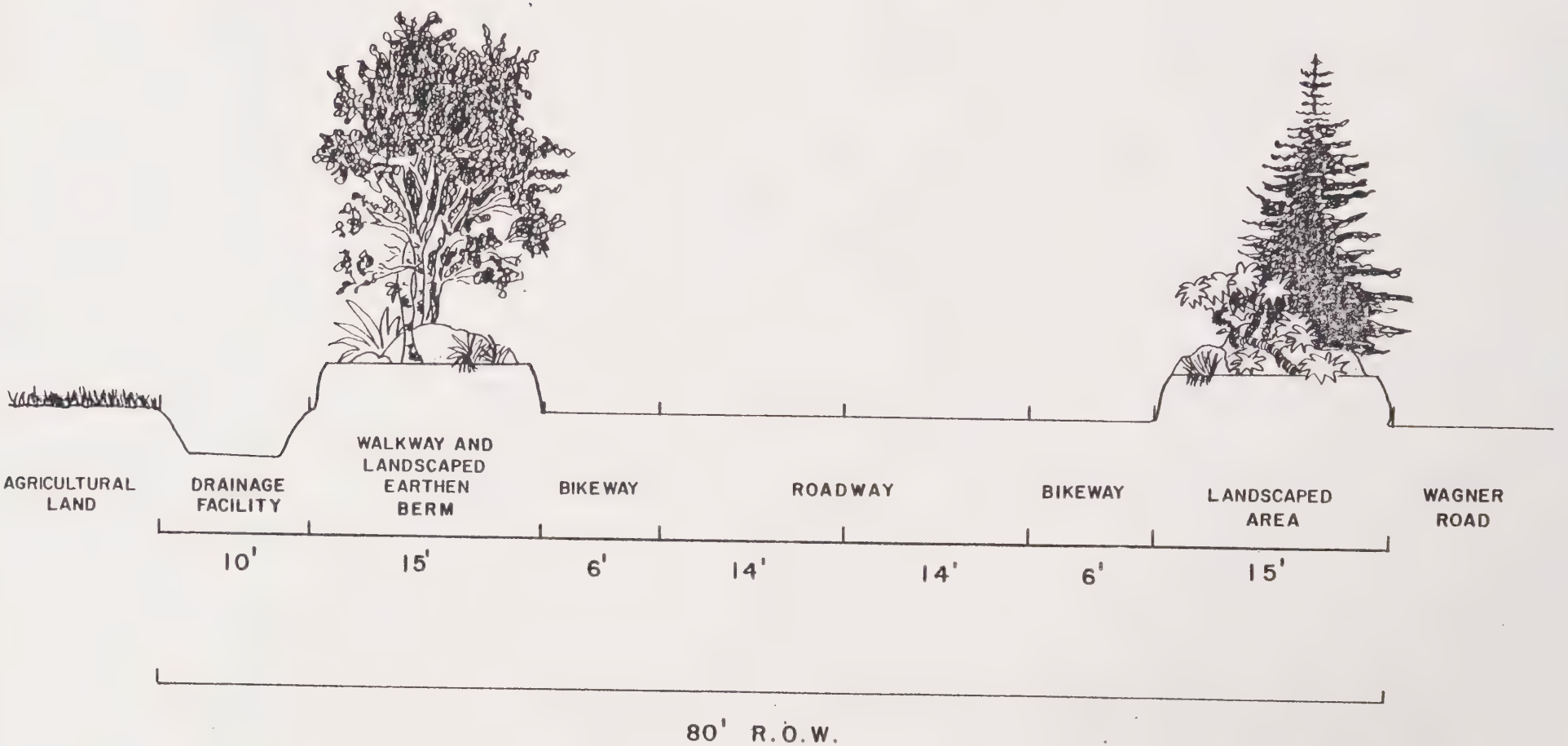
EXHIBIT 10 - 4B

AIRPORT LAYOUT PLAN	WATSONVILLE MUNICIPAL AIRPORT	CLEAR ZONES

EXHIBIT 10-5A

URBAN/AGRICULTURAL BUFFER ROAD CONCEPT

CRESTVIEW DRIVE/WAGNER ROAD/BRIDGE STREET CONNECTOR ROAD



PLANNING DEPARTMENT

COUNTY OF SANTA CRUZ

VERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

DATE _____

KRIS SCHENK
Director

Dear Applicant:

Your Building Permit application submitted to this Department has completed processing and your Building Permit is now available, providing all Departmental approvals have been obtained Refer to the following check list for those areas of concern. Contact directly the Department that denied the application for clarification of the deficiencies (phone numbers and phone hours are given below). All denials must be corrected prior to the issuance of the Building Permit. No further notice of the status of your permit application will be given.

CHECK LIST

Application Number _____ APN: _____

		APPPROVED	DENIED	N/A
Planning (Zoning Counter)	425-2701 (9-10, 2-3)	( )	( )	( )
Environmental Planning	425-2765 (8-9, 4-5)	( )	( )	( )
Inspection Services:				
1) Plan Check	425-2761 (11-12, 4-5)	( )	( )	( )
2) Energy Plan Check	425-2761 (11-12, 4-5)	( )	( )	( )
Fire Marshal	425-2626	( )	( )	( )
Public Works	425-2481	( )	( )	( )
Environmental Health (Sanitarians)	425-2341 (8-9:30)	( )	( )	( )

Please bring in the following information prior to issuance of the Building Permit.

Workers Compensation Certificate ( )
Labor and material bid total by licensed contractor ( )
Itemized labor and material costs by owner-builder ( )
Other: ( )

THE MAXIMUM ALLOWABLE TIME AN APPLICATION MAY BE LEFT ON FILE IS SIX MONTHS. PERMITS WILL BE ISSUED ONLY TO THE PROPERTY OWNER OR LICENSED CONTRACTOR OR AUTHORIZED AGENT.

Fees due on permit issuance are ESTIMATED to be:

Building $ _____ ( ) Not enough information available to estimate fees.

Other $ _____ ( ) Not enough information available to estimate fees.

If you have any further questions, please call the Building Counter at (408) 425-2745 between the hours of 9-10 a.m. or 2-3 p.m., except for Wednesday afternoons.

Section 11

PLAN IMPLEMENTATION

POPULATION GROWTH RATE 11.1
PUBLIC SERVICE PHASING AND URBAN SERVICES LINE 11.2
DEVELOPMENT PHASING AND URBAN RESERVE 11.3
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PLAN IMPLEMENTATION

INTRODUCTION

The Plan Implementation section reflects Area General Plan policies and adopted County policies and ordinances including the Growth Management Ordinance adopted by referendum.

The first two sections, Population Growth Rate and Public Service Phasing, establish and utilize the concept of an Urban Services Line, which is used to distinguish between urban and rural areas, and to coordinate new residential development with the provision of public services and facilities. The Urban Services Line concept originated in the Area Plans (Aptos, Soquel, San Lorenzo Valley) and has been further refined in the Growth Management studies and County ordinances. The first section on Population Growth Rates focuses on procedures for setting and implementing population growth goals, both long and short term to implement the Growth Management Ordinance; and the second section on Public Service Phasing includes provisions for Capital Improvement Programs.

The third section, Development Phasing, establishes the Urban Reserve land use category. This land use category allows undeveloped areas within the Urban Services Line to be developed at urban residential densities when full urban services are available. The three village areas in the San Lorenzo Valley outside the USL are also designated Urban Reserve based on the adopted policy providing for eventual community sewage treatment plants to service these areas.

The Residential Density Determination section provides the matrix system for determining the specific density to be permitted within the Mountain and Rural Residential land use categories. This section outlines the matrix, with the flexibility for specific numbers to be implemented by resolution or ordinance of the Board. Also included in this section is a program to establish matrix criteria for densities within the Suburban Residential category.

The Zoning section provides programs for zoning the County consistent with the General Plan.

The Monitoring and Review section provides for periodic review and updating for the General Plan. Included are a monitoring program, an annual report, periodic review and update of the plan, and the coordination of the Planning Department's yearly work program with the General Plan programs.

The Interagency Coordination section includes policies regarding the County's planning coordination and cooperation with the cities, special districts, LAFCO, and adjacent counties.

The last section on Environmental Review establishes review procedures consistent with the California Environmental Quality Act (CEQA).

11.0 PLAN

GOALS

11.0.1 To provide a clear statement of County policies as a basis for coordinated planning and development, and to maintain an updated, relevant plan which reflects a synthesis of community and countywide interests, and participation.

11.0.2 To regulate the character, location, amount and timing of future development in the County so as to protect the public health, safety, and welfare, maintain environmental quality, enhance the economic health and ability to provide public services in the County, and protect and preserve the character and quality of life of the County's communities.

11.1 POPULATION GROWTH RATE

OBJECTIVE

11.1.1 To preserve a distinction between the urban and rural areas of the County, and to achieve a rate of residential development in the County which can be adequately accommodated by existing public services and facilities and their orderly and reasonable expansions, as required for various levels of development, while maintaining high economic, social, and environmental quality.

POLICIES

11.1.2 Maintain long range (10 year) and short range (yearly) population growth rates for Santa Cruz County which represent the County's fair share of state and regional growth.

11.1.3 Maintain separate growth rates for Urban and Rural portions of the County (as defined by the Urban Services Line) in order to encourage residential developments to locate in areas where adequate levels of public services can be made available, and to discourage new development and division of land in Rural areas.

11.1.4 Control the County's annual growth through an annual limitation on the approval and issuance of building, zoning, and subdivision permits. Allow exemptions from the building permit allocation quotas for residential projects specifically operated, restricted, and permanently maintained for temporary visitor accommodations.

PROGRAMS

11.1.101 Maintain a 10-year population growth goal for Santa Cruz County commensurate with the County's fair share of state and regional growth. Base this 10-year population growth goal on a balance between regional and state population projections and the County's ability to absorb growth. Responsibility: Board of Supervisors, Planning Commission, Planning Department.

11.1.102 Establish an annual population growth rate and building permit quotas for the unincorporated portion of Santa Cruz County to implement the 10-year population growth goal, with separate rates for Urban and Rural areas and a quota for Rural land divisions, based on consideration of the growth rates of the cities, patterns of urban annexations, the 10-year County population goal, the available levels of public services, and the 5-year Capital Improvements Program. Responsibility: Board of Supervisors, Planning Commission, Planning Department.

11.1.103 Maintain and update annually the ordinances, procedures, and quotas which regulate the allocation of building, zoning, and subdivision permit approval and issuance, based on the adopted growth goals and considerations of such factors as Urban Rural allocations, type and size of project, location in the County, cumulative impact on services and facilities, amount of low/moderate income housing provided,

and/or other adopted criteria and policies. Consult with the various special districts and agencies providing public services when establishing permit allocations to coordinate projected development with the agencies. Responsibility: Board of Supervisors, Planning Commission, Planning Department.

11.1.104 Consider limiting the allocation of building permit approvals in areas where an adequate water supply for domestic use and for fire protection cannot be made available, as indicated by or at the request of a water district or fire district. Responsibility: Planning Department, Planning Commission, Board of Supervisors, Water Districts, Fire Districts.

11.2 PUBLIC SERVICES PHASING/URBAN SERVICES LINE

OBJECTIVES

11.2.1 To promote the improvement of public services in areas already committed to development.

11.2.2 To encourage new development to locate in urbanized areas where public services are available or can most readily and efficiently be provided or improved.

11.2.3 To program the timing and location of public service extensions to support projected levels of development in a manner commensurate with economic capacity and minimum environmental impacts, and to coordinate the planning for public services among the County, cities, special districts, and LAFCO.

POLICIES

11.2.4 Maintain an Urban Services Line to distinguish those areas planned to accommodate Urban densities of development as projected 10 years into the future, based on the population growth rate goals of the County and the patterns of existing urban services and those projected in the 5-year Capital Improvements Program.

11.2.5 Allow Urban density (Urban Low, Medium, and High Residential Land Use categories) development within the Urban Services Line to proceed at a pace consistent with the provision of adequate public services.

11.2.6 Maintan development densities (Suburban, Rural, and Mountain Residential Land Use categories) outside the Urban Services Line that do not require full public services.

11.2.7 Utilize the Urban Services Line to coordinate, among the various jurisdictions and special districts, the development of public services and facilities, and to formulate the County's Capital Improvements Program.

11.2.8 Maintain a Capital Improvements Program projected five years ahead to schedule and program capital expenditures, and to provide an aid to private investors and developers in determining where and when public facilities will be constructed.

11.2.9 Encourage and cooperate with the cities and special districts in the development of a countywide Capital Improvements Program.

PROGRAMS

11.2.101 Adopt an Urban Services Line by ordinance, and update it yearly (as per criteria in the Urban Services Line Ordinance). Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.2.102 Establish a County Capital Improvements Program to project and schedule capital expenditures over a five-year period, based on the adopted population growth rate and buildout projections; and update the program annually in conjunction with the adoption of the annual County budget. Provide review by the Planning Commission for consistency with the General Plan (per State Government Code Section 65402(c)). Responsibility: Planning Department, County Administrative Office, Department of Public Works, Planning Commission, Board of Supervisors.

Pajaro Valley:

11.2.103 Petition LAFCO to detach the area west of Highway 1 north of Harkins Slough Road from the City of Watsonville. Responsibility: Board of Supervisors.

11.2.104 Consider growth beyond 1992 when sizing downstream sewer lines for the Freedom County Sanitation District. Responsibility: Freedom County Sanitation District Board of Directors.

11.2.105 Petition LAFCO to detach all Type 1B and 2C agricultural lands from the Salsipuedes Sanitary District and the Freedom County Sanitation District. Responsibility: Freedom County Sanitation District Board of Directors, Board of Supervisors.

11.2.106 Consider the use of small-scale community facilities and/or on-site wastewater disposal zone improvement districts as methods to deal with the soil and water table conditions which severly hamper the functioning of septic systems in the Amesti Road area. Responsibility: Department of Environmental Health.

11.2.107 Prepare and implement a detailed sewer improvement plan for the timely provision of public sewer services to the Buena Vista Road area, west of the Watsonville Airport. Responsibility: Freedom County Sanitatation District, Board of Supervisors.

11.3 DEVELOPMENT PHASING/URBAN RESERVE

OBJECTIVES

11.3.1 To indicate the areas for the location of future urban density development which are projected to be provided with full urban services.

11.3.2 To ensure that development within the Urban Services Line proceeds at a pace consistent with the provision or acquisition (provided by developers) of the needed urban public services.

POLICIES

11.3.3 Utilize an Urban Reserve overlay category on the General Plan Land Uses and Facilities Maps to designate those areas within the urban Services Line which exist at less than urban densities and do not yet have full urban services but which are proposed for full urban services and urban densities of development; include the three village areas of Felton, Ben Lomond, and Boulder Creek in the San Lorenzo Valley where future sewer facilities are proposed.

11.3.4 Allow the development of areas designated Urban Reserve to Urban Low Residential densities [See Section 5.4: Urban Low Residential Land Use] when full urban services are provided, including public water supply, public sanitation system, and urban level structural fire protection. Coordinate such facilities improvements with the County's Capital Improvements Program.

11.3.5 Allow the development of areas designated Urban Reserve to the designated underlying General Plan residential density (Suburban or Rural Residential) by requiring provisions to be made to accommodate and facilitate the future Urban Low Residential densities through such means as planning for future lot layout, advanced street and utility right-of-way planning and/or dedication, use of building envelopes to control building placement, utility sizing, advanced construction of utilities, deed provisions, etc., as appropriate.

11.3.6 Allow the residential development of areas designated Urban Reserve with an underlying General Plan designation of Agriculture only when the property is determined to be no longer commercially viable for agricultural production [See Section 2.3: Agriculture].

11.3.7 Allow development of Urban Reserve areas to Urban densities only when the development will not infringe upon or negatively affect Urban Open Space resources [Section 8.1], where it will met all of the policies of the Site Improvement Standards [Section 8.5], and of Neighborhood Preservation [Section 8.3), and where all identified adverse impacts can be mitigated.

11.3.8 Assess as a part of the environmental analysis process the public costs, both immediate and long term, resulting from major residential developments, so as to maintain the County's fiscal capacity to provide and maintain the necessary public improvements in new and existing neighborhoods. [See Section 9.4: Neighborhood Preservation and Impovements.]

RESIDENTIAL DENSITY DETERMINATION

OBJECTIVE

11.4.1 To establish a clear set of criteria for determining residential density within the General Plan density ranges, giving consideration to site resources and constraints and available public services and facilities.

POLICIES

11.4.2 Maintain a matrix system to determine the allowable residential density on lands designated Mountain or Rural Residential. The specific numerical values (to be determined) and the maps involved in this evaluation system should be adjusted from time to time as new information becomes available, but the matrix system shall maintain a rating system which generates an actual distribution of parcel densities over the full range of the appropriate General Plan designation. The system can include bonus points as well as mitigation on measures to be included in a development proposal to alleviate adverse conditions. This point/matrix system shall be adopted by the Board of Supervisors by resolution or ordinance. Factors included in the point/matrix system are described below, including the numerical tables [See Table 11-1: Allowable Parcel Sizes] to be used to determine the allowable parcel sizes in the Rural Residential and Mountain Residential Land Use categories. The following nine categories of public services and natural resources criteria, plus the provision of density bonus points, as used in the matrix system, are considered to be factors of relatively similar importance and therefore are given approximately equal weighting in the overall point/matrix calculations.

Road Access:

Access is judged to be one of the most important factors, after water availability, in assessing density in rural areas, and shall be given a relative weighting higher than that of most other factors. Matrix ratings shall reflect the ability of the road system to meet the service requirements of the proposed development.

Type of access is dependent upon the existing County road network and the level of improvements that will be supplied by the development. Minimum road standards for rural areas are defined as 16-foot wide all-weather roads unless a 12-foot road with turnouts has been approved by the fire official. Lots fronting on, or within 500 feet of, a County maintained road meeting these standards are preferred for development to lots solely served by private roads.

Those parcels designated within the General Plan as Rural Residential require higher levels of access than parcels designated Mountain Residential.

Water Supply:

The consideration of water supply involves the adequacy of a project's source of water supply, including the dependability of the supply system and the quality of the water. Matrix ratings reflect both the adequacy of the water supply and the general availability of water sources in the area.

Public water systems have the greatest ability to furnish a long-term reliable water supply, particularly under drought conditions; well systems are an acceptable, although somewhat less adequate alternative; and surface diversions represent the least desirable and least reliable form of domestic water supply.

Those areas, delineated by Groundwater Supply Maps, which experience poor water availability and significant water quality problems are rated poorly for development compared to areas where these restraints are not present.

Water Resources:

The protection of the County's Water Supply Watersheds and groundwater recharge areas is vital to the future health and well-being of County residents and industry. The type of sanitation system utilized by developments can have great effects on overall water quality in these areas and is reflected in matrix ratings for this category.

Sites served by public sanitation systems (septic tank maintenance districts or publicly operated sanitation systems) receive the highest development ratings, compared to sites which utilize individual septic systems.

Sites utilizing septic systems are rated more favorably for development in those areas without known septic tank system problems and least favorably within septic tank system problem areas. Parcels outside the Primary Recharge and Water Supply Watershed areas are rated higher for development compared to those located within these areas.

Timber Resources:

The evaluation of timber resources involves an assessment of the opportunities for long-term sustained timber yield and the disturbance to existing residential development. Matrix ratings reflect the viability of timber harvest based on parcel size and distance to urban areas. The development potential of a parcel is related to its potential for timbering, with those parcels not designated as a timber resource receiving the highest rating for development.

Larger parcels, particularly those over 40 acres in size, are recognized as more desirable by the timber industry because of greater opportunities for efficiency of operation and for timber resource management. Parcels of less than 20 acres may not be regarded as economically viable, although this is a function of the individual parcel and could change in future years as timber becomes scarcer.

Parcels located near an Urban area are judged as being less desirable for timbering; those further from an Urban area are most appropriate for timbering.

Wildlife Habitat:

Consideration of wildlife habitats provides a rating for the degree of disturbance to biotic resources due to development activities. While population growth in general inevitably impacts an area's vegetation and wildlife resources, only the most important or unique County habitats are incorporated in this analysis. Designated wildlife habitats include rare and endangered wildlife and plant communities, critical wetlands and riparian habitats, impacted fishery and bird nesting areas, and undisturbed areas used to sustain large numbers of wildlife species.

Matrix ratings are based on the ability to avoid critical or important biotic resource areas. The matrix is designed so that a developer may improve the initial score by relocating development activities away from designated Critical or Important Habitat areas.

Erosion:

The evaluation of erosion potential is based on the degree of erodibility associated with various surface and bedrock formations and slope criteria. Erosion hazard may increase dramatically with increases in slope, and also varies according to rock type. For example, loose sandstone formations produce much more erodible soils than those formed from consolidated shales. Matrix values reflect field observations of erosion in Santa Cruz County and research conducted by the United States Geological Survey and other agencies and provide higher ratings for lower erosion potential and lower land slope. By limiting the degree of land disturbance in highly erodible areas, erosion-related adverse impacts can be controlled.

The bedrock geology types are rated, from poor erosion potential to high potential, in the following categories: 1) Granitics, Metamorphics, Terrace Deposits; 2) Santa Cruz Mudstone, Mindego, Purisima, Locatelli, Monterey, Alluvium; 3) Lompico, Vaqueros, Lambert, Butano, Zayante, San Lorenzo; 4) Santa Margarita, Aromas.

The average site slopes are categorized in three groupings: less than a 16% slope, between a 16% and 30% slope, and between 31% and 50% slope.

Seismic Activity:

Evaluation of seismic hazard weighs the relative risks from actual surface rupture, ground shaking, and liquefaction during seismic events. A major seismic event in Santa Cruz County would result in extensive damage to structures and possible loss of lives. The density of development in areas of high seismic activity can be expected to correlate with the amount of damage to property and personal injury. Matrix values are derived from data gathered by the United States Geological Survey based on past seismic activity, and depend on the activity of the fault zone and the mapped potential for liquefaction and ground shaking.

The County's fault zones are grouped into four hazard categories. From most hazardous to least these are: 1) San Andreas and San Gregorio; 2) Zayante (high and moderate surface rupture potential); 3) Zayante (unknown surface rupture potential) and Corralitos; 4) Sargent and Butano.

Within a particular fault zone there are areas of greater and lesser potential for liquefaction and seismic shaking. The matrix values reflect those particular areas which have a high or low potential for liquefaction and ground shaking.

Landslides:

The matrix ratings regarding landslides are developed from detailed research done by the United States Geological Survey, and from a statistical analysis of known slope failures in the Santa Cruz Mountains. Ratings reflect a combination of geologic bedrock types and slope. Bedrock geological conditions are categorized in six groups in descending order of stability: 1) Alluvium; 2) Granitics, Metamorphics, Terrace Deposits; 3) Santa Margarita, Lompico, Santa Cruz Mudstone, Mindego, Locatelli, Monterey; 4) Vaqueros, Butano, Purisima, Zayante, Lambert Shale; 5) San Lorenzo; 6) Aromas.

The greater the slope the more likely slope instability will develop in any given rock or soil type. Site slopes are categorized as being between 0% and 15%, between 16% and 30% and between 31% and 50%, with higher matrix ratings being given to lower slope ranges.

Fire Hazards:

Due to the relative importance of fire safety considerations, this factor shall be weighted somewhat more heavily than other concerns. Criteria for response times, secondary access roads, dead-end roads, and adequate road design standards are presented as part of the County's fire safety policies [Section 3.5: Fire Hazards], and are included in this rating along with the location of the project relative to Critical Fire Hazard Areas.

The factor of Critical Fire Hazard Areas goes beyond the issue of structural loss and risk to the inhabitants of a building, to assess the concern that a fire once ignited would, under certain conditions, spread uncontrollably.

Higher ratings are afforded projects located with emergency response time under 10 minutes and for projects located on through roads; dead-end roads with emergency secondary egress are rated somewhat lower. Higher ratings are also assigned to projects served by minimum 16-foot wide roads rather than narrower roads with turnouts.

11.4.3 Determine allowable residential density on lands designated Suburban Residential based on a modified matrix system (as described above) to reduce the uncertainty for property owners and developers.

11.4.4 Determine allowable residential density on lands designated Urban Low, Medium and High Density Residential based on policies described in Section 5: Residential Land Use; Section 8: Community Design and Amenities; and Section 9: Housing.

PROGRAMS

11.4.101 Develop and adopt specific criteria to determine minimum parcel sizes to be allowed within the Suburban Residential density range of 1-5 ac/du based on a modified matrix system (as described above) rating the degree of physical hazard or constraints present, the presence of natural resources to be protected and utilized, the adequacy of access and the level of other public services and facilities available, and the existing land use pattern in the area. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.4.102 Review and update continuously all resource and constraint maps utilized in the matrix system as new information becomes available from sources, including project applicants. The County shall adopt the best available technical means of determining the factors covered by the matrix. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

TABLE 11-1: ALLOWABLE PARCEL SIZES:

A - Rural Residential Land Use: 2 1/2 - 20 Acre Density Range

TOTAL NUMBER OF MATRIX POINTS OBTAINED	AVERAGE PARCEL SIZE ALLOWED FOR DEVELOPMENT
0-20	20 Acres
21-40	15 Acres
41-60	10 Acres
61-80	5 Acres
81-100	2 1/2 Acres

B - Mountain Residential Land Use: 10 - 40 Acre Density Range

TOTAL NUMBER OF MATRIX POINTS OBTAINED	AVERAGE PARCEL SIZE ALLOWED FOR DEVELOPMENT
0-20	40 Acres
21-30	35 Acres
31-40	30 Acres
41-55	25 Acres
56-70	20 Acres
71-80	15 Acres
81-100	10 Acres

11.5 ZONING

OBJECTIVE

11.5.1 To ensure implementation of the land uses and density ranges of the General Plan through the zoning of all County lands.

POLICIES

11.5.2 Zone all parcels in the County in accordance with the policies and designated land uses and density ranges of the County General Plan.

11.5.3 Require a finding of consistency with the County General Plan for all proposed rezoning and discretionary zoning permit approvals.

PROGRAMS

11.5.101 Review the existing zoning in the County and revise as necessary to be consistent with the uses and densities designated on the General Plan Maps. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.5.102 Develop and apply new zone districts and ordinances, as appropriate, to implement the General Plan policies. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6 MONITORING AND REVIEW

OBJECTIVES

11.6.1 To periodically review and update the General Plan.

11.6.2 To monitor the effects of General Plan policies and make adjustments as necessary to better meet County goals.

PROGRAMS

11.6.101 Establish a monitoring program to assess the success of County policies and implementation tools in meeting County goals and objectives. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6.102 Review and update the County General Plan annually based on information gained from the monitoring program, new technical data, changes in County goals, and/or changes in planning factors. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6.103 Prepare and submit an annual report on the General Plan to the Board of Supervisors. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6.104 Adopt a yearly work program for the Planning Department, with review by the Planning Commission, as a part of the annual budget process. Establish priorities for General Plan implementation through the work program and the Capital Improvements Program. Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office.

11.6.105 Provide for amendments to the General Plan three times per year. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6.106 Undertake a major revision and updating of the General Plan every 3-5 years with substantial citizen participation with citizen task forces. Responsibility: Planning Department, Planning Commission, Board of Supervisors.

11.6.107 Maintain updated land use maps to accurately reflect the land uses and state of development in the County and for use and review of the General Plan, rezonings, and specific project applications. Responsibility: Planning Department.

11.6.108 Develop a computerized program to utilize land use data for General Plan planning, and land use purposes. Responsibility: Planning Department, County Assessor, Data Processing Department, Board of Supervisors

11.7 INTERAGENCY COORDINATION

OBJECTIVE

11.7.1 To encourage cooperation and coordination among the County, the special districts, the incorporated municipalities, the Local Agency Formation Commission, and adjacent counties.

POLICIES

11.7.2 Cooperate with municipalities, special districts, the Local Agency Formation Commission (LAFCO), and the Association of Monterey Bay Area Governments (AMBAG), in working out interjurisdictional issues.

11.7.3 Support the development of and adherence to spheres-of-influence areas.

11.7.4 Encourage the orderly annexation of urban areas to adjacent cities, giving consideration to balancing the annexation of revenue producing and residential lands, and taking into consideration the goals and objectives of the County General Plan.

11.7.5 Coordinate the allocation of County building permits in a city's sphere-of-influence area with that city's growth plans.

PROGRAMS

11.7.101 Assist LAFCO in the development of urban/rural boundary lines, urban reserve boundaries, and in making annexation and service capability decisions. Responsibility: Planning Department, County Administrative Office, Special Districts, Cities.

11.7.102 Review and comment on annexation and district reorganization proposals under consideration by LAFCO, based on the County General Plan, other established County policy, and general planning considerations. Responsibility: Planning Department, Planning Commission, Board of Supervisors, County Administrative Office.

11.7.103 Participate in AMBAG planning efforts and programs to identify and resolve regional planning issues. Responsibility: Planning Department, County Administrative Office, Planning Commission, Board of Supervisors.

11.7.104 Review all special district capital improvements programs and projects for consistency with the County General Plan (per State Government Code Section 65402(c)). Responsibility: Planning Department, Planning Commission.

11.8 ENVIRONMENTAL REVIEW

OBJECTIVE

11.8.1 To afford maximum protection to the environmental resources of the County; to ensure adequate consideration of development hazards and constraints in reviewing projects; and to comply with the requirements of the California Environmental Quality Act (CEQA).

POLICIES

11.8.2 Require environmental review of all new development projects, rezonings, and General Plan Amendments.

11.8.3 Require mitigation measures as identified in Environmental Impact Reports to be incorporated into all development projects.

11.8.4 Review appropriate projects outside the Coastal Zone for Coastal Zone impacts in conformance with the California Coastal Act. (Per Public Resources Code Sec. 30200).

PROGRAMS

11.8.101 Review and comment on Environmental Impact Reports (EIR's) of other jurisdictions which affect the County. Responsibility: Planning Department, Planning Commission.

11.8.102 Maintain and keep current the adopted Environmental Guidelines to define and regulate the County's environmental review process in compliance with the California Environmental Quality Act. Responsibility: Planning Department, Board of Supervisors.

UPDATING PROCEDURE

GENERAL PLAN UPDATING PROCEDURE

The General Plan is subject to amendment by the County three times per year. When amendments to the General Plan are adopted, the County will publish new pages to insert into this document; 1) in the case of policy text changes, either to supplement or replace existing text pages, and 2) in the case of map changes following publication of maps, to append at the end of the text.

The new pages may be fastened into the document with the use of a binding device such as an ACCO binding strip #724F or threaded posts or by placing the document into a binder.

Update material may be obtained by contacting the Santa Cruz County Planning Department, Room 400, 701 Ocean Street, Santa Cruz, California, 95060; telephone (408) 425-2835.

It is recommended that the following updating procedure be followed:

1) Remove the text page(s) to be replaced by slipping it free from the glue binding.

2) Insert the new page(s) in the text according to the page number.

3) Insert the update cover sheet listing the new pages behind this page of procedures, followed by any pages indicating changes on the General Plan maps.

4) Bind the loose page into the document by folding back the document covers and inserting an ACCO binding strip through the pages of the text and securing with a fastener inside the covers to provide a smooth outer surface.

SANTA CRUZ COUNTY GENERAL PLAN

UPDATE 1 - 1/83: 1982 AMENDMENTS

Instruction Sheet

Remove Old Page Number	Add New Page Number	Policy Changed	Date of General Plan Amendment
I - 8/9	I - 8/9	LCP Paragraph	11/16/82
I - 10/11	I - 10/11	LCP Reference	11/16/82
G - 0/1	G - 0/1	"Adjoin," Agri Land "Comm"	5/11/82, 12/7/82
G - 6/7	G - 6/7	"Developable Land"	10/5/82
G - 14/15	G - 14/15	"Rural Road Standard"	10/5/82
G - 16/17	G - 16/17	"Urban Road Standard"	10/5/82
1 - 8/9	1 - 8/9	1.2.10	10/5/82
1 - 21/22	1 - 21/22	Historic Sites #9, 10, 11	10/5/82
1 - 32/33	1 - 32/33	Historic Site #46	10/5/82
1 - 32/33	1 - 32/33	Cross Reference #21	5/11/82
1 - 34/35	1 - 34/35	Historic Site #43	10/5/82
1 - 36/37	1 - 36/37	Historic Sites #44, 45	10/5/82
2 - 13/14	2 - 13/14	2.3.1.2, .3, .5, .6, .9	5/11/82, 12/7/82
2 - 15/16	2 - 15/16	2.3.1.16, .17, .108	5/11/82
None	2 - 16a	2.3.1.111	5/11/82
3 - 16/17	3 - 16/17	3.5.7	10/5/82
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5 - 4/5	5 - 4/5	5.2.1	10/5/82
5 - 6/7	5 - 6/7	5.3.1., 5.3.2	5/11/82, 10/5/82
5 - 8/9	5 - 8/9	Tables 5-2 & 5-3; 5.4.2	5/11/82
5 - 10/11	5 - 10/11	5.5.1, .3, .4, .8, .9	5/11/82, 10/5/82
5 - 12/13	5 - 12/13	5.6.1, .4, .5, .11	5/11/82, 10/5/82
6 - 4/5	6 - 4/5	6.2.13	5/11/82
6 - 8/9	6 - 8/9	6.4.102 (Delete)	5/11/82
6 - 12/13	6 - 12/13	6.7.7	10/5/82
7 - 18/19	7 - 18/19	7.7.3	12/7/82
9 - 4/5	9 - 4/5	9.1.1.9	5/11/82
9 - 6/7	9 - 6/7	9.1.2.1	5/11/82
10 - 6/7	10 - 6/7	10.2.1.10	5/11/82
10 - 8/9, 10/11	10 - 8/9,10/11	10.2.1.111	5/11/82
10 - 18/19	10 - 18/19	10.6.5	5/11/82
None	10 - 41	Add Figure 10-5A	5/11/82
11 - 6/7	11 - 6/7	New 11.2.103, .104, .105 .106, .107	5/11/82

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SANTA CRUZ COUNTY GENERAL PLAN
1983 GENERAL PLAN AMENDMENTS

UPDATE 2- 1/84

INSTRUCTION SHEET

Remove Old Page Number	Add New Page Number	Policy Changed	Date of General Plan Amendment
i/ii	i/ii	Numbered Table of Contents	N/A
1-16/17	1-16/17	Historic Policies 1.5.4, 1.5.5,1.5.6	6/7/83
1-22A	1-22A	Historic Site #12	6/7/83
1-36	1-36	Historic Site #47	6/7/83
4-16/17	4-16/17	New Policy 4.5.12	6/7/83
6-8/9	6-8/9	6.5.6	11/1/83
9-4/5	9-4/5	9.1.1.9, Table 9-1	6/7/83+11/1/83
10-4/5	10-4/5	New 10.1.2.103	6/7/83
10-26/27	10-26/27	Map Changes	6/7/83
10-28/29	10-28/29,30/31	Map Changes	6/7/83

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